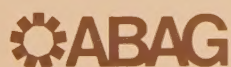


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LOCAL DEVELOPMENT POLICY SURVEY SAN FRANCISCO BAY AREA

A description and analysis
of the results of the survey
concerning land available for development



Association of Bay Area Governments
Oakland, California
January 1986

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LOCAL DEVELOPMENT POLICY STUDY
SAN FRANCISCO BAY AREA


A description and analysis
of the results of the survey
concerning land available for development

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January 1986



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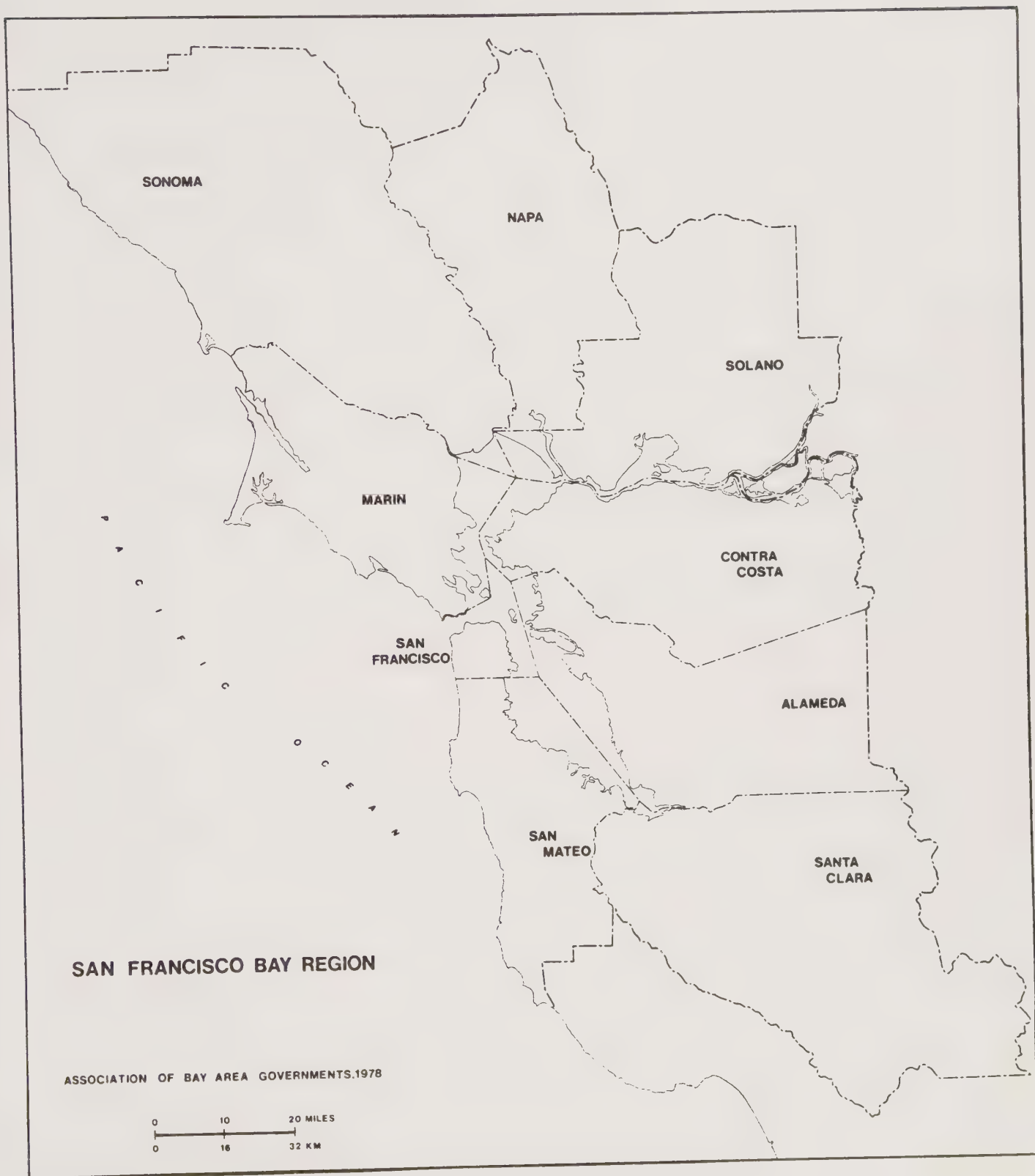
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LOCAL DEVELOPMENT POLICY SURVEY

I. INTRODUCTION

A. Scope of Report

The ABAG 1981-1982 Local Development Policy Survey was designed and conducted in 1981 and 1982, with selected updates of community data in 1983-1985. The survey focus was to define development opportunities in the nine-county San Francisco Bay Area by quantifying land available for development according to local policies.

This report documents the design of the survey and the significant results. Section I outlines the history of the survey and how it developed from earlier ABAG work. Section II describes the latest survey objectives, design (interviews and data tabulation), important terms, and key assumptions. Survey results are discussed in a regional context in Section III. Detailed data for the region, counties, and communities are presented in Section IV. The survey methodology is explained in Appendix A.

This report presents data on the type and location of available land within the region. The data is presented to facilitate community and areawide comparisons of development opportunities and constraints. When combined with other information, such as Projections 85, the Local Policy Survey can be used in planning studies or to identify regional issues such as "Do current policies accommodate the growth projected for the year 2000 or 2005?" Such analysis is not contained herein but could be addressed in separate reports.

B. Background

1. History of the Survey

The need to incorporate local growth policies into the regional projections system was identified prior to the Series 3 regional growth projections. Following the ABAG Series 2 projections (published in September 1974), ABAG staff identified further technical work needed prior to the production of Series 3, including technical methods to represent the various types and time durations of specific local growth policies.

ABAG conducted the first Local Development Policy Survey in 1976. This program was an effort to expand ABAG's data base on local policies and to factor this information into the growth projections in a systematic way. There were two primary objectives of the 1976 survey:

- (1) A comprehensive inventory of the policies of cities, counties, service districts, and special authorities (state and regional) to manage land development and urban services; and

- (2) A detailed estimate of local development potential which could serve (a) as a data base for projections of growth in population, housing, and employment; and (b) to assess the implications of policy change on growth and changing growth trends on policy.

The policy inventory and estimates of local development potential were accomplished by means of a three phase survey conducted jointly by ABAG and the nine counties:

Phase 1: A mailback survey questionnaire to identify the type of growth management program and implementation measures in effect in each locality.

Phase 2: Follow-up, in depth interviews of the most critical agencies in each locality to document specific locations, expected magnitude and timing of the policy, and the agencies involved in carrying out the policy.

Phase 3: Translation of the policy information into a geographically consistent and functionally descriptive data base for use in the computerized projection system. (This phase included successive "workshop reviews" of both the policy data base and the resulting growth projections.)

The 1976 survey mailback questionnaire was sent to almost 400 agencies, including almost 200 city agencies, 73 county agencies, and about 125 special districts. Seventy-seven of the region's 93 cities responded, as did 52 county agencies and 59 special districts. The responses were used to guide the subsequent, in-depth interviews of local agencies.

Not only were ABAG staff conducting the survey, but local staff were closely involved. ABAG contracted with a "lead agency" in each county to conduct the interviews. The contracting agency was, in most cases, the county planning agency. The contracting agency also worked with ABAG staff to translate the policy information into a census tract data base (1,042 tracts) and an aggregated data base (440 model zones) for use in the projections system.

The 1976 Local Policy Survey also verified 1970-1975 land development to update the 1970 land use data base by census tract to 1975.

The development policy/land use inventory was used in ABAG's Series 3 Projections in 1977 and Projections 79.

2. Results of the 1976 Survey

This section will describe briefly the results of the first Local Policy Survey that were instrumental in designing and implementing the 1981-1982 survey.

The mailback questionnaire included a set of questions to identify policy "instruments," defined in the questionnaire as an ordinance, a regulation, or an administrative order which an agency uses to carry out its policies. (In the 1982 survey, these are referred to as implementation measures and included under the definition of "policy.") Table 1 summarizes the responses of 65 cities to the questions concerning policy instruments. The types of policy instruments are grouped according to those that are generally (1) supportive of development; (2) neutral or mixed, i.e., used to support or constrain development; and (3) constraining development.

The list of policy instruments was useful in identifying what types of implementation measures to look for during the agency interviews for the 1982 survey.

Table 1

SUMMARY OF LAND DEVELOPMENT POLICY INSTRUMENTS IN EFFECT IN
SAN FRANCISCO BAY AREA IN 1975

<u>Land Development Policy Instruments*</u>	<u>Jurisdictions Using Policy Instruments</u>
Group 1 Supportive Development	
Assessment (Improvement) Districts	34
Public Assisted Housing Programs	25
Redevelopment Programs	15
Transportation Extension C.I.P.	21
Sewer Extension Capital Improvement Program	14
Public Housing Programs	9
Water Extension Capital Improvement Program	8
Low Income Housing Program	8
Special Service Commitments	6
Sale of Public Land	6
Industrial/Commercial Land Reserve (other than zoning)	0
Group 2 Neutral or Mixed	
City Spheres of Influence (by LAFCO)	39
Development Fees	37
User Charges	32
Cluster Zoning	28
Slope/Density Zoning	21
Plan "Up" or "Down" Zoning	11
Development Rights-Purchase or Transfer	8
Land Banking	3
Development Sequence Zoning	4
"Floating Zones"	3
Group 3 Constraining Development	
Open Space Zoning	26
Open Space Easements	23
Zoning Moratorium	18
Sewer Connection Limits	20
Land Acquisition for Public Use	20
Prime Agricultural Land Preserves	11
Building Permit Moratorium	11
Watershed Protection Program	13
Transportation Access Limits	12
Water Connection Limits	7
Other Utility Connection Moratorium	7

* In rank order by frequency regionwide within group.

Source: ABAG Local Development Policy Survey, August 15, 1976.

The 1976 survey produced a land data base by census tract (and 440 zone) for use in the Series 3 Projections and Projections 79. The survey quantified land developed between 1970 and 1975 and added the growth increments to the 1970 land data base. The acreage with development potential was also summarized by census tract. Residential land was combined with local-serving land; industrial (or basic) land was a separate category. The combined residential and local-serving land was further categorized according to high, medium, and low development potential. In the 440 zone summaries, the available residential/local-serving land was categorized as "policy prime" and "policy secondary" to qualify its development potential. Census tract and 440 zone summaries of the land data were distributed to local planning agencies to review.

Table 2 summarizes the results of the 1976 Local Policy Survey concerning development potential or "aggregate development policy."

Table 2
SUMMARY OF AGGREGATE DEVELOPMENT POLICY
1975-2000

Subregion	Aggregate Development Policy	
	Housing Potential (Units in 000s)	Industrial Land (Acres in 000s)
North Bay	178.1	26.7
East Bay	168.4	18.9
West Bay	45.4	3.7
South Bay	111.8	13.0
Region	503.7	62.3

Source: Projections 79, ABAG, January 1980.

The North Bay consists of four counties: Marin, Sonoma, Napa, and Solano. The East Bay is comprised of Contra Costa and Alameda Counties. Santa Clara County is the South Bay, while San Mateo and San Francisco Counties make up the West Bay subregion.

In Projections 79, the 1976 local policy data was compared to the projected households and projected employment for the period 1975-2000. Two major conclusions were reached:

"...The projected growth in households to the year 2000 exceeds the aggregate housing potential of vacant land designated for residential development and urban services under local zoning and capital programs. The potential unmet housing demand regionwide could approach 340 thousand households by the year 2000 if local commitments remain unchanged. This situation appears to be most severe in the East Bay, but relative to projected job growth the situation in the West Bay and South Bay would be comparable.

Even in the North Bay counties this situation could be more of a problem if job growth there were to approach the capacity of their industrial land supply."

"...The projected growth in industrial employment and the associated need for industrial land is much less than the supply of vacant land zoned for industry. Regionwide only about 36% of the land set aside for industry is projected to be needed within the next 20 years. This disparity is least apparent in the West Bay including San Francisco and the San Mateo peninsula. The North Bay counties' supply of industrial land appears to be substantially in excess of the projected need to the year 2000." (pp. II-22, II-23)

These two conclusions significantly affected the design of the 1981-1982 Local Policy Survey. Were the aggregates of local development policy truly insufficient to accommodate residential growth to the year 2000, or was there a significant quantity of housing potential unidentified in the survey that could substantially meet the "unmet housing demand"?

II. DESCRIPTION OF THE 1981-1982 SURVEY

A. Objectives of the Survey

The overall objective of the new survey was to produce timely acreage (and density) data for the ABAG projections system. The original 1976 survey provided the underlying land use assumptions for ABAG's Series 3 Projections and Projections 79. With the introduction of a new modeling system for Projections 83 and Projections 85, new development potential data (in different aggregations) was needed. Flexibility in data aggregation was necessary to ensure usefulness of the data for other studies as well as for the projections system. By summarizing the results of the survey by community and county in this report, rather than by census tract and zone, the usefulness of the data to local planners and community analysts is enhanced.

The specific objectives of the revised Local Policy Survey are explained as follows:

1. **To incorporate local policies affecting community development and land use into the projections process.**

The objective was to quantify development opportunities in terms of acreage, housing units, and employment and to constrain those opportunities consistent with local policy or service constraints to development. Constrained opportunities were handled by staging the availability of land to accept household and employment growth in the projections system.

The development potential data was summarized to city spheres of influence, as well as census tracts, to assist in the review of the subregional projections. The projections system operated at a census tract level and used the survey results by tract. The subregional areas' projections were aggregates of the census tracts. In many cases, the tract forecasts had to be split among different areas. The resulting subregional areas' growth forecasts (for 1980 to 2000 or 2005) could be compared with the actual sphere area's development potential. The community summaries from the Local Policy Survey facilitated a rapid check of the preliminary projections output for reasonableness. In other words, the household growth increments (in Projections 83 and Projections 85) were compared with the housing potential identified in the survey for the city spheres of influence.

2. **To identify as much land as possible to answer the question, "Do we have enough land planned for development to accommodate the population, household, and employment growth forecasted by ABAG?"**

The 1976 survey originally focused on relatively large, vacant sites or areas; little data for small sites (less than 10 acres in size) was collected. In the predominantly developed areas, small sites are a significant portion of the community's development potential, especially

where acreages are zoned for higher than average residential densities or for multi-story office activity. The 1981-1982 survey incorporated as much small site information as could be provided by the local agency.

Also, every city and county in the nine-county region in 1982 was contacted and interviewed. Nearly all of the cities and all of the counties were interviewed in person. A few of the cities were interviewed over the phone with data subsequently mailed to ABAG. In 1983 and 1984, the new cities were contacted. Either new information was obtained or ABAG staff was directed to use the county planning agency's data for the community.

3. To identify "second growth" development potential.

The objective was to determine the development potential associated with infill, rebuilding, and/or conversion activity, called "second growth." How is land being planned for reuse, and how significant is this land to the region's potential growth? The local agencies were to be asked specifically how land, such as closed school sites, was being planned for future use.

4. To take data available in a variety of forms and produce a comparable set of summary data.

The intent here was to use local agency data readily available or easily produced for the ABAG survey by local planning staff; and then ABAG staff would put the data into a consistent, machine-readable format. The 1981-1982 survey was constrained by both local and ABAG staff resources, following post-Proposition 13 staff cutbacks. The survey had to be flexible enough to handle various types of data, from site inventories to census tract summaries, and to aggregate the data to a level of geography that not only met projection system requirements but which facilitated the data review by the local agencies. The data was aggregated to census tracts (for the ABAG projections system) and to city spheres of influence or other planning areas for local review. By producing a reasonably consistent data base, community and county comparisons of the data are feasible.

5. To create a data base that can be updated as information changes, rather than completely redone.

The 1976 survey data on development potential could not be updated; rather, development potential had to be redefined. The reason was the original data was available in census tract summary format. Maps of developable acreages were available for many areas, but the degree of generality (i.e., focus on large sites) inhibited their usefulness. Local agencies often provided lists of major projects or site inventories during the 1982 survey. There was almost no way to decipher whether the specific site had been included in the 1977 census tract summary results of the 1976 survey. From the 1977 census tract aggregates, it could not be determined how the data should be split between or among jurisdictions as well. In addition, there was no available land by census tract produced for San Francisco in the 1976 survey.

The key to producing an updatable data base was maintaining the specific site information. The 1981-1982 survey coded individual sites, projects, or portions of census tracts as individual "land units." These land units were summarized to census tract and city sphere areas as a second step. Each land unit is a separate record that can be examined and changed in subsequent updates if necessary.

6. To quantify the type and location of land that developed 1975-1980.

The existing developed land data base was for 1975 and summarized by 1970 census tracts. The tracts were revised to 1980 census tracts, and the developed land was adjusted to represent 1980, the base year for the new projections system.

B. Survey Design

1. Overview

The design of the 1981-1982 survey reflects the limited availability of both ABAG and local staff resources. The new survey was conducted in stages, completing one county or subarea at a time. In contrast, the 1976 study surveyed the region all at once.

In summary, the new survey omitted the mailback questionnaire (policy inventory) component of the earlier survey. The focus was on quantifying development potential based on the local policies of all the cities and counties in the San Francisco Bay Area. City and county planning departments were the primary sources of information. The 1976 concept of identifying recent development and potential development on maps during the agency interview was repeated; however, the mapping process was simplified to produce one summary map. The process of data tabulation was revised completely. (A complete description of the survey methodology is contained in Appendix A.)

The format of the 1981-1982 Local Policy Survey is summarized as follows:

Task 1: Contact local planning agencies regarding purpose of the survey and type of information needed. Allow sufficient time for the local staffs to compile information, and schedule an interview.

Task 2: Conduct interview; collect data. Ask local planners to identify information on a map, and collect supplementary documents and reports.

Task 3: Prepare map summaries of both the 1975-1980 development and post-1980 available land on overlays to USGS 7 1/2' quadrangle maps (scale: 1" equals 2000', to coordinate with ABAG census tract overlays and other mapped data at ABAG). Follow-up on interview data as necessary to complete map summaries and project files and prepare for data tabulation.

Task 4: Tabulate the specific land unit information from the overlay maps and project files onto coding forms; code the data for input; input the data to computer system; and retrieve data in summary tabulations by geographic area and type of use.

Task 5: Prepare draft working paper to include community profiles summarizing survey results. Send the report to the participating agencies for their review and comment.

Task 6: Revise data file and working paper as necessary.

The planning department or individual assigned the planning function in each jurisdiction was originally contacted by letter. A follow-up telephone call discussed the type of information needed and established an interview date. Most of the data was obtained during the interview, but some follow-up activity occurred during the data tabulation process. The map overlay was used as an organizational tool to pull the data together and locate it geographically for coding to census tract and city sphere. The tabulation process was a way to translate the data on each land unit into a consistent format for computerization. The idea behind the working paper was to both present and explain the survey results for each community to facilitate local review. In reality, the reports were too time-consuming to produce for every county. Some agencies reviewed their data from a summary sheet of the available land for each community (city, city sphere, or unincorporated place).

2. Interviews

The local agency interviews were structured to (1) verify growth and geographic changes occurring 1975-1980, and (2) identify post-1980 development potential (or the lack of development potential in some cases).

Concerning the 1975-1980 change, the local planner was asked to identify changes in the Local Agency Formation Commission (LAFCO) sphere of influence boundary, city boundaries, developed and undeveloped land uses, population, housing units, and employment. The local planner was asked also to describe what factors, in his/her opinion, most affected the 1975-1980 development pattern. Did local development policies play a major role? What were the relevant socio-economic factors (demographic and/or market conditions), if any? Did State and Federal programs affect development? What about capital improvements programs? These questions were asked to give ABAG staff some perspective or feeling for what was happening in the community.

The majority of the interview time was spent on the determination of the post-1980 development potential. Potential changes in the supply of developed and developable land, including intensity and type of use, were identified on either the agency's community base map or on an overlay to a USGS quad. The planner was asked to specifically identify "committed" development projects. Committed projects are those for which local approval has been granted. ABAG staff collected specific data on acreage, residential density or number of units, and expected number of employees

for these projects. Information on the remaining vacant or redevelopable acreage planned for development consisted of acreage, type of use, residential density, second growth potential, and environmental and/or service constraints.

During the interview, the local planner was asked to elaborate on community-wide constraints to and opportunities for residential, commercial, and industrial development. If the community had a population growth policy, how was this policy implemented? Does the community apply industrial zoning to lands with little development potential (i.e., buffers, holding zones, land reserves)? Are roads, water, and sewerage facilities in place or planned to serve the available land supply?

The following outline guided the interview process:

LOCAL POLICY SURVEY INFORMATION SUMMARY

I. Verification of Growth/Geographic Changes, 1975-80

A. Changes in city boundaries, LAFCO spheres, developed and undeveloped land uses, population, employment, and housing units.

1. City boundaries, LAFCO sphere boundaries
2. Public sector development
3. Private sector development
4. Summaries of housing stock and population estimates by census tract, local land use surveys

B. Factors affecting local development pattern, 1975-80

1. Local policies and implementation measures
2. Relevant socio-economic factors (demographic and market conditions)
3. State and Federal programs
4. Capital improvements/infrastructure

II. Determination of Post-1980 Developmental Potential

A. Supply of developed and developable land

1. "Committed" development
2. Proposed land use for residual land supply (vacant parcels, potential and shifts, infill and recycling potential, environmental and service constraints)

B. Overall constraints and opportunities

1. Local polices and implementation measures concerning residential development
2. Commercial development constraints/opportunities
3. Industrial development constraints/opportunities
4. Sewage improvements schedule
5. Other urban services
6. Other agencies' programs

3. Data Tabulation

The data was organized by "land unit" for tabulation and processing. A land unit is a development project or portion of a project, a vacant parcel or area, and/or a redevelopable site within a census tract. In a few cases, a development project was comprised of more than one land unit. This situation occurs with some very large projects comprised of several uses but where each use occupies a different site. If more than one use occupies a single site, then the land unit is recorded as a mixed use project. Where projects or areas straddle census tracts, the sites were divided into separate land units. ABAG staff coded approximately 10,000 land units to identify 1975-1980 growth and post-1980 development.

ABAG staff assembled the land unit information on a summary form which identifies the following:

- (1) Location (county, place, census tract), and
- (2) Land acreage (to nearest tenth of an acre), and
- (3) Type of development or redevelopment occurring 1975-1980, or
- (4) Type of development opportunity/unavailable open land.

The "Tabulation of Field Data" form was designed to organize the information for each land unit onto one sheet, to encourage consistency in coding decisions, and to facilitate translation of the data into a machine readable format. The form allows for comments and non-coded explanatory information relevant to each land unit. The separate land unit records were designed to facilitate making corrections to the data as needed.

An additional step, coding the land unit data onto Fortran coding forms, was necessary for data input. Ideally, the data tabulation and coding for processing could be done together. But elimination of the tabulation form would have introduced too much inconsistency and error into the process. Several ABAG staff worked on the Local Policy Survey at different points, from student interns to senior regional planners. The tabulation form was designed not only as a tool for aggregation of diverse information but also as a guide to the staff's decision on how to classify a land unit.

A more detailed explanation and copy of the field data form is included in Appendix A, Survey Methodology.

C. Definition of Terms

The 1981-1982 Local Development Policy Survey was designed to coordinate with the ABAG 1975 land data base and with the ABAG population, household, and employment projection system. The 1975 data base used the concept of local-serving and basic employment activity to categorize commercial, industrial, and institutional land uses. Realistically, the Local Policy Survey could not always identify the specific occupants or potential occupants of land identified by local agencies as being either commercial or industrial. Where specific information was not available, commercial land was assumed to be local-serving and industrial land was assumed to be basic.

The basic and local-serving land use concepts correspond to ABAG's definition of the Bay Area's economic activities under the economic base concept. Basic acreages are utilized by "basic activities," i.e., those which respond to demand from outside the region and bring income to the Bay Area through the export of goods and services. Local-serving acreage is occupied by "local-serving activities" which respond to demand (from growth in population and income levels) from within the region.

The land use categories as well as second growth/redevelopment categories and other terms pertinent to the ABAG survey are defined in alphabetical order as follows:

- **Available Land**

Land available for development according to local development policies, including both vacant and redevelopable acreage. The available land includes acres planned for residential, local-serving, and basic activity. It excludes land planned for public parks, open space, agriculture, second homes or exclusively non-year-round housing developments, and rural residential areas of less than one dwelling unit per ten acres (i.e., one unit per 20, 40, or 100 acres) in most cases.

- **Basic**

A category of land use that generally corresponds to industrial uses but is more accurately defined as acreage with basic employment. Basic industries are manufacturing industries and those which export products or act as suppliers to other regional industries. Basic acreage would include land devoted to:

- heavy industry;
- food processing;
- high technology manufacturing;
- miscellaneous manufacturing;
- long distance transportation;
- wholesale trade;
- finance and insurance (security and commodity brokers, exchanges,

and services; insurance carriers; holding and other investment companies);
business services;
schools at the state level (4-year colleges and universities) and museums; and
Federal and State governments.

- **Conversion**

A type of redevelopment involving the reuse of structures existing on the site.

- **Density**

The number of employees (jobs) or housing units per acre. Density indicates the intensity of land use.

- **Employment**

Employment at place of work; the number of jobs or employees working at a specific location.

- **Housing Unit**

A structure intended for occupancy by a household for year-round use. The dwelling unit may be a house, apartment, mobile home or trailer, group of rooms, or single room occupied or intended for occupancy as separate living quarters.

- **Infill**

A vacant parcel of land (lot) or site ranging in size from 0.1 to 4.9 acres. An infill site is located in a developed area and is surrounded on at least three sides by existing development. The site may have never been developed or may have been cleared (i.e., previous structure demolished).

- **LAFCO**

The Local Agency Formation Commission in a county. County LAFCOs review local governmental changes that significantly influence land development, including the formation or consolidation of special districts (especially water and sewerage services districts), incorporation of cities, and annexations of territory to cities/districts.

- **Land Use Shift**

A change in land use from one type of development (residential, local-serving, or basic) to another (residential, local-serving, basic, or mixed use). Shifts in land use involve developed land which is anticipated to redevelop with a different use through conversion or rebuilding activity.

- **Local Development Policy**

A local development policy is defined broadly as a principle, plan, or course of action that is pursued by a local government and is concerned with the use of land. The term applies to both statements

of objectives and implementation actions to manage the type, extent or rate of growth; land development; or land preservation. Local development policies include communities' general and specific plans and other programs to encourage/discourage development activity in a geographic area.

- **Local-Serving**

A category of land use corresponding to acreage occupied by local-serving industry. These industries serve the regional markets primarily consisting of the local populations. This category often includes commercial and institutional uses but is more accurately defined as land with local-serving employment. Local-serving acreages would include land devoted to:

- retail trade offices;
- churches;
- schools below the state level;
- hospitals;
- local and rapid transit;
- communications and utilities;
- restaurants;
- banks, credit agencies, insurance brokers and agents' offices, and real estate offices; and
- local governments' facilities.

- **Mixed Use**

This category refers to land that is not exclusively residential, local-serving, or basic. More than one type of these uses occupy the same site or area, such as a local-serving/residential project with retail services on the ground floor and multiple-unit residential above. While some large-scale development projects may involve several uses, the acreage is considered mixed use only if more than one use occupies the same parcel of land. Otherwise, the acreages are identified in one of the exclusive use categories.

- **Office**

The building, room, or series of rooms in which the affairs of a business, professional person, or government are conducted. "Office" may be a separate land use designation in local general plans, as in Commercial Office, or a permitted activity under local zoning regulations.

Commercial office land uses may be either basic or local-serving, depending on the economic activities of the occupants. If the office employment is associated with basic finance and insurance and basic services (such as accounting, advertising, job placement, and large engineering firms selling services to parties outside the region) or with corporate headquarters of all types of industries which export their services, then the land is categorized as basic. Office employment may also be associated with local-serving services, such as retail and professional.

- **Redevelopment**

To develop again land with existing improvements through rebuilding (preceded by demolition and clearance) or conversion processes. Redevelopment is a second growth process in an already developed area.

- **Residential**

A category of land use corresponding to areas occupied by housing units including mobile home parks.

- **Second Growth**

A second development process, occurring in a previously developed area. Second growth involves redevelopment and the development of parcels bypassed during the area's initial development.

- **Sphere of Influence**

Local Agency Formation Commissions designate spheres of influence for cities and districts based on their maximum service areas. Unincorporated areas within a city sphere are annexable to the city for urban services, for example. The sphere boundary represents the city or service district's future service area. LAFCO spheres define urban development areas.

D. Key Assumptions

This section of the report describes key assumptions in the design and conduct of the 1981-1982 Local Policy Survey. Most of these assumptions apply to designating development potential for the post-1980 land supply.

1. 1975-1980 Development

The acreage is assumed to be "net" of streets. Where large projects were completed, street acreages were subtracted from the total site area and tabulated separately.

The 1975-1980 period was assumed to be April 1, 1975 to April 1, 1980 in order to coordinate with the 1980 U.S. Census date. Data on developed land was estimated as closely as possible to these dates so that total housing units in a census tract could be compared with total residential acres (as of April 1980) for subsequent studies.

2. Post-1980 Development Potential

The major assumptions involve the use of Local Agency Formation Commission spheres of influence to define study areas, and the phasing of available land for input into the projections system. Unavailable land was not quantified throughout the region.

LAFCO Spheres of Influence

The LAFCO spheres, or urban service areas in cases where separate spheres were not designated, are assumed to represent the combined policy of cities, counties, and special districts regarding responsibility for

providing urban services to support development. Land within the sphere boundaries was assumed to have no urban service or infrastructure constraints to development unless specific constraints were identified by the local agency. In general, if sewer, water, or road access was not in place, then these services were assumed to be "committed" to being provided. The land was assumed to be unconstrained or readily available for development. Land within LAFCO spheres is considered urban and having development potential unless clearly precluded from development by a specific policy implementation measure (including environmental restrictions).

Rural areas outside LAFCO spheres were assumed to be unavailable for development unless the local jurisdiction having the authority to determine land use (usually the county) had designated the area for development. Unincorporated communities having land planned for residential use (at densities of at least one unit per 10 acres) and/or commercial or industrial activity have separate data summaries from the remaining unincorporated area within the county. In most areas, land with permitted residential densities of less than one unit per 10 acres was assumed to be unavailable for development. Some very low density land was included in the San Mateo and Marin County remainder areas.

Lands with no development potential (unavailable open land) are either public open space, committed to public acquisition, or privately owned open space (including very large lot residential, agricultural preserves, and industrial buffer zones). Some land covered by Williamson Act contracts (agricultural preserves) was classified as being available if the contract was not renewed or cancelled.

The concept of using LAFCO spheres/urban service areas to summarize the data corresponds with many of the subregional study areas in Projections 85 (and Projections 83).

Land Availability

The acreage with development potential was classified into three categories to define its availability: 1980-1985, 1985-1990, and post-1990. These categories indicate the expected timing of the land's availability for development in the projections system. As summary categories they are not specific "buildout estimates," though, to the extent they incorporate specific projects' development schedules, they may be partial buildout estimates, especially the 1980-1985 category.

The land coded as being available 1980-1985 is comprised of specific projects approved for development, including those under construction or actually completed after April 1980. Projects in the approval process (for a tentative map) that were considered likely to be approved (according to the local planner's judgment), were also included in the 1980-1985 expected timing category. This category has the highest potential for developing, since it corresponds to specific project approvals. More than the other timing categories, the "high" development category corresponds to expected timing of development.

The 1985-1990 category of land reflects a "medium" development potential. It is comprised of land available for development according to the local general plan and zoning designations and with no significant policy or service constraints that could delay its development into the 1990s or beyond. In reality, some of this land could develop before 1985. Specific development proposals that are phased over this period are included also. These proposals are for large projects with construction planned over several years.

The post-1990 category is comprised of land with a policy or service constraint that precludes its availability for development prior to 1990. It includes areas planned for development but lacking necessary infrastructure or subject to building permit restrictions. Land outside designated urban service areas (USAs) but within LAFCO sphere boundaries may also be included in the post-1990 category, depending on the community's definition of the USA boundary. Some communities have designated "urban reserves" in their general plans as areas precluded from development until sites within the existing urban area have developed substantially. These urban reserves were coded "post-1990." In summary, the post-1990 land supply represents constrained land with a "low" development potential in relation to the other categories. It may include parts of specific projects with development phased over a 10-15 year period, however.

The designation of development potential into the three defined categories of land availability was confusing for some planners during the local review process. The use of "timing" to convey land availability was misinterpreted to mean buildout or land development estimates, in spite of detailed definitions. In the 1976 survey, the concepts of high, medium, and low potential were used initially, with high and medium combined subsequently to produce a "policy prime" category and low potential called "policy secondary." These categories of development potential were also confusing to reviewers of the data. The timing categories were used to reflect not only the timing of local policies to phase growth but also to affect the staging of available land within the projections system.

Unavailable Open Land

The survey was designed initially to collect data on land precluded from development by local policies: regional parks, watersheds, and other open space preserves; industrial buffers; agricultural areas and preserves; and landfill sites. This inventory of open space was abandoned as staff resources focused on defining available land for the projections system to produce Projections 83 on schedule.

III. REGIONAL ANALYSIS OF DEVELOPMENT POTENTIAL

A. Regional Overview

The San Francisco Bay Area has more than 294,900 gross acres planned for development (or redevelopment) by the nine counties and ninety-six cities. This available land is slightly more than half of the developed land existing in the region in 1980--533,900 acres. In other words, residents, commerce, industry, and government have used more than half a million acres of land over the entire history of development in the Bay Area. Local governments have made an additional 286,700 vacant acres available for development over the 25 year period 1980-2005. Excluding bay waters, the region's total area is more than 4,594,000 acres of which nearly 12 percent was developed by 1980.

To put the survey results in perspective, Table 3 presents the total land area, developed land, and unavailable land for each county. The total land area was derived from 1980 census tract acreages, excluding bay waters. The developed land area represents acreage occupied by residential, local-serving and basic activities and includes streets and highways. The developed acreages are for April 1980. The unavailable (for development) acreage is defined as undeveloped land that is precluded from development based on local development policies. It is comprised of open space areas such as watersheds, agricultural preserves, public parks, rangelands and industrial buffer zones.

Table 4, "ABAG Local Policy Survey Summary of Development Potential, 1980-2005," highlights the results of the survey in quantifying the post-1980 available land supply. The land's availability is determined by the cities' and counties' land use and development policies. The available land supply is comprised of both vacant and redevelopable acreages. More detailed information on the region's available land will be presented in the following sections of this report.

Table 3

LAND AREA BY COUNTY FOR 1980
SAN FRANCISCO BAY REGION

<u>County</u>	<u>Total Area^a</u>	Acres in Thousands (000s)	
		<u>Developed^b</u>	<u>Unavailable^c</u>
Alameda	488.7	95.7	355.3
Contra Costa	480.0	77.8	352.7
Marin	344.3	30.7	290.5
Napa	508.9	13.1	485.9
San Francisco	31.2	24.4	6.7
San Mateo	297.6	62.8	215.7
Santa Clara	854.2	121.8	688.8
Solano	546.8	29.1	466.8
Sonoma	1,042.5	78.5	911.3
Region	4,594.3	533.9	3,773.6

Notes: ^a Total area estimates are aggregations of 1980 census tract acreages as measured by ABAG, excluding bay waters.

^b Developed land, as of April 1980, includes land developed with residential, local-serving, and basic land uses and streets and highways.

^c Unavailable land is open space that is precluded from developing before the year 2005 according to local development policies.

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Table 4

ABAG LOCAL POLICY SURVEY
SUMMARY OF DEVELOPMENT POTENTIAL, 1980-2005
SAN FRANCISCO BAY REGION

Available Land (Gross Acres): 294,923

	<u>Available 1980-1990</u>	<u>Available Post-1990</u>	<u>Total Acres</u>
Residential	161,597	56,844	218,441
Local-Serving	13,400	1,178	14,578
Basic	40,147	18,777	58,924
Mixed Uses	2,073	907	2,980
All Uses	217,217	77,706	294,923

Housing Unit Potential: 647,320

Residential Land:	
1980-1990	460,344
Post-1990	158,736
Total Units	619,080

Mixed Use Land:	
Total Units	28,240

Office Acres: 28,308

Local-Serving	6,911
Basic	18,899
Mixed Uses	2,498

Second Growth/Redevelopment Acres: 17,202

Infill	9,016
Rebuild	6,982
Conversion	1,204

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Over seventy-four percent of the available land (i.e., 218,400 acres) is planned for residential development for over 619,000 dwelling units. This estimate of housing potential is conservative, since the midpoint of permitted density ranges was applied to residential acreages in most cases. Lands reserved for basic employment activity, mostly industrial uses, number nearly 59,000 acres (20 percent of the regional total). Of this basic acreage, office uses are permitted on 32 percent. Local-serving (mostly commercial) uses are planned for nearly 14,600 acres, including almost 7,000 acres for office development. Land planned for a combination of uses is estimated at 2,980 acres, including 2,498 acres with office uses permitted.

The mixed use acreage with residential development potential could accommodate 28,200 dwelling units.

There are at least 17,202 acres with "second growth" potential, including infill and redevelopment sites. Infill sites are less than five acres in size in urban areas; they may have been developed previously. The redevelopment acreage involves rebuilding (through clearance or demolition of existing structures) or conversion of the structure to another use. The second growth acreage represents about 6 percent of the available land supply in the Bay Area. This estimate is conservative, as many communities could not accurately identify their infill sites. Assuming the infill sites are vacant land (9,016 acres), the redevelopment potential is 8,186 acres. Therefore, the region's vacant available land supply is estimated at 286,737 acres.

How does the available land supply (for a 25 year period) compare to the land developed in the previous five years? The 1981-1982 Local Policy Survey identified 36,098 acres of development activity for the 1975-1980 period. This recently-developed land represents about 12 percent of the post-1980 land supply. When added to the post-1980 land to produce a 30-year supply of land (1975-2005) or 331,021 acres, the 1975-1980 development activity is more than 11 percent of the total.

B. Subregional Analysis

1. Introduction

The available land data is aggregated to four subregions: North Bay, East Bay, South Bay, and West Bay. The North Bay is comprised of Marin, Sonoma, Napa, and Solano Counties. The East Bay represents Alameda and Contra Costa Counties. Santa Clara County comprises the South Bay, while San Mateo and San Francisco Counties comprise the West Bay.

This report section both presents and discusses the findings of the 1981-1982 Local Policy Survey in a subregional context. The analysis points out the differences among the subregions and highlights specific counties within the subregions. The tables herein are summaries for the four subregions and the nine counties of detailed data tabulations which are presented in Section IV.

Table 5 summarizes the available land by type of use for the four subregions. The North Bay is divided into two subareas. The North Bay-East corresponds to Napa and Solano counties, while the North Bay-West is comprised of Marin and Sonoma counties. The North Bay contains 47 percent of the region's available land and the largest amount of land in the residential, local-serving, and basic land use categories. The East Bay counties (Alameda and Contra Costa) contain 31 percent of the available land. The South Bay has 15 percent, while the West Bay contains 7 percent of the region's available acreage.

Table 5

AVAILABLE LAND BY SUBREGION, 1980-2005
SAN FRANCISCO BAY AREA

<u>Area</u>	<u>Residential</u>	<u>Gross Acres by Type</u>			<u>Total Acres</u>
		<u>Local-Serving</u>	<u>Basic</u>	<u>Mixed Use</u>	
North Bay	107,155	5,745	24,931	207	138,038
East	37,095	3,370	20,699	5	61,169
West	70,060	2,375	4,232	202	76,869
East Bay	66,045	5,092	18,866	1,527	91,530
South Bay	28,472	2,341	13,305	455	44,573
West Bay	16,769	1,400	1,822	791	20,782
Bay Region	218,441	14,578	58,924	2,980	294,923

Note: The available land estimates are from the 1981-1982 ABAG Local Policy Survey as revised through December 1985. Both vacant and redevelopable acreages are included.

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Figure 1 illustrates each subregion's share of the region's total available land supply, while figure 2 presents each subregion's available land supply by type of use.

Figure 1

AVAILABLE LAND BY SUBREGION, 1980-2005

SAN FRANCISCO BAY AREA

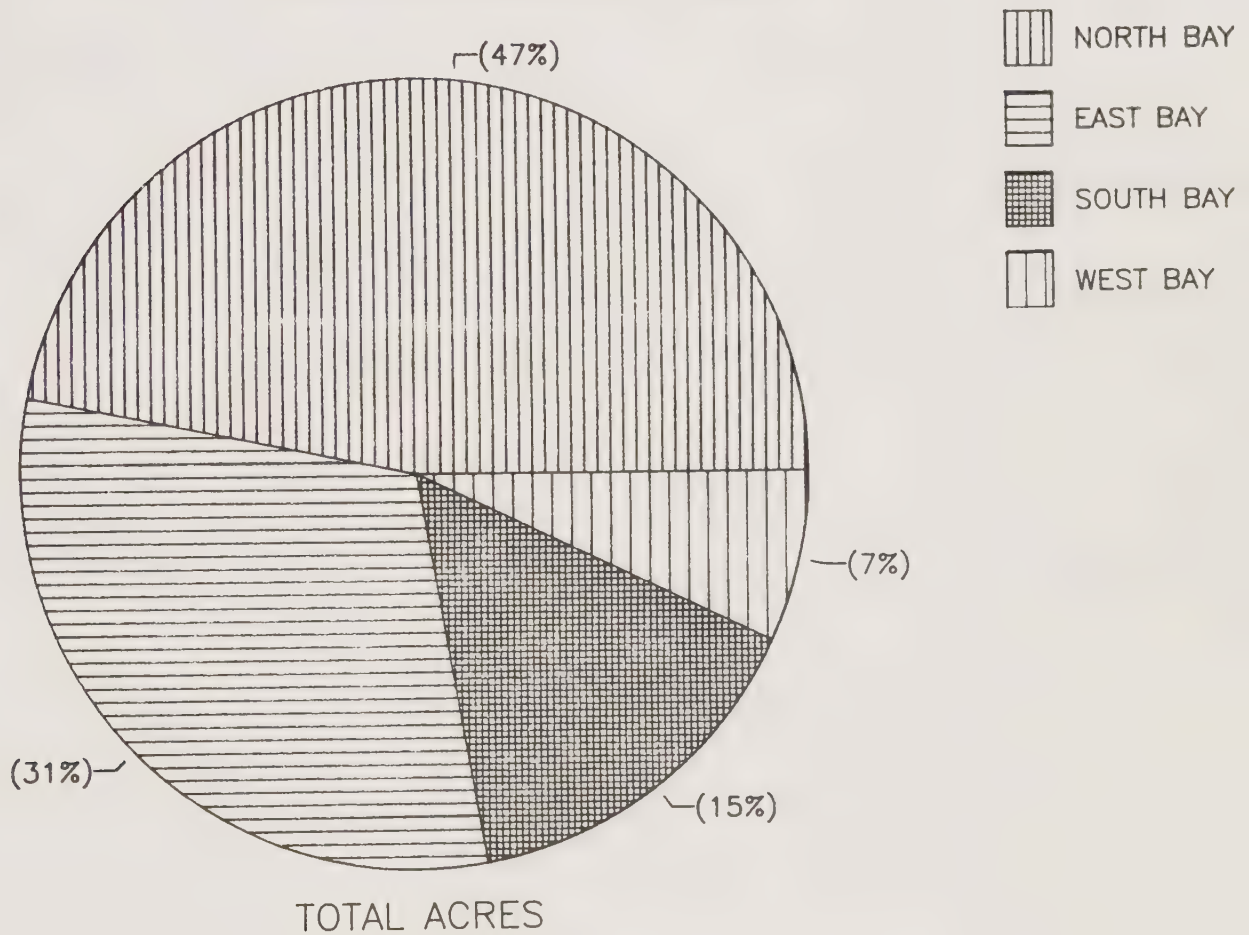
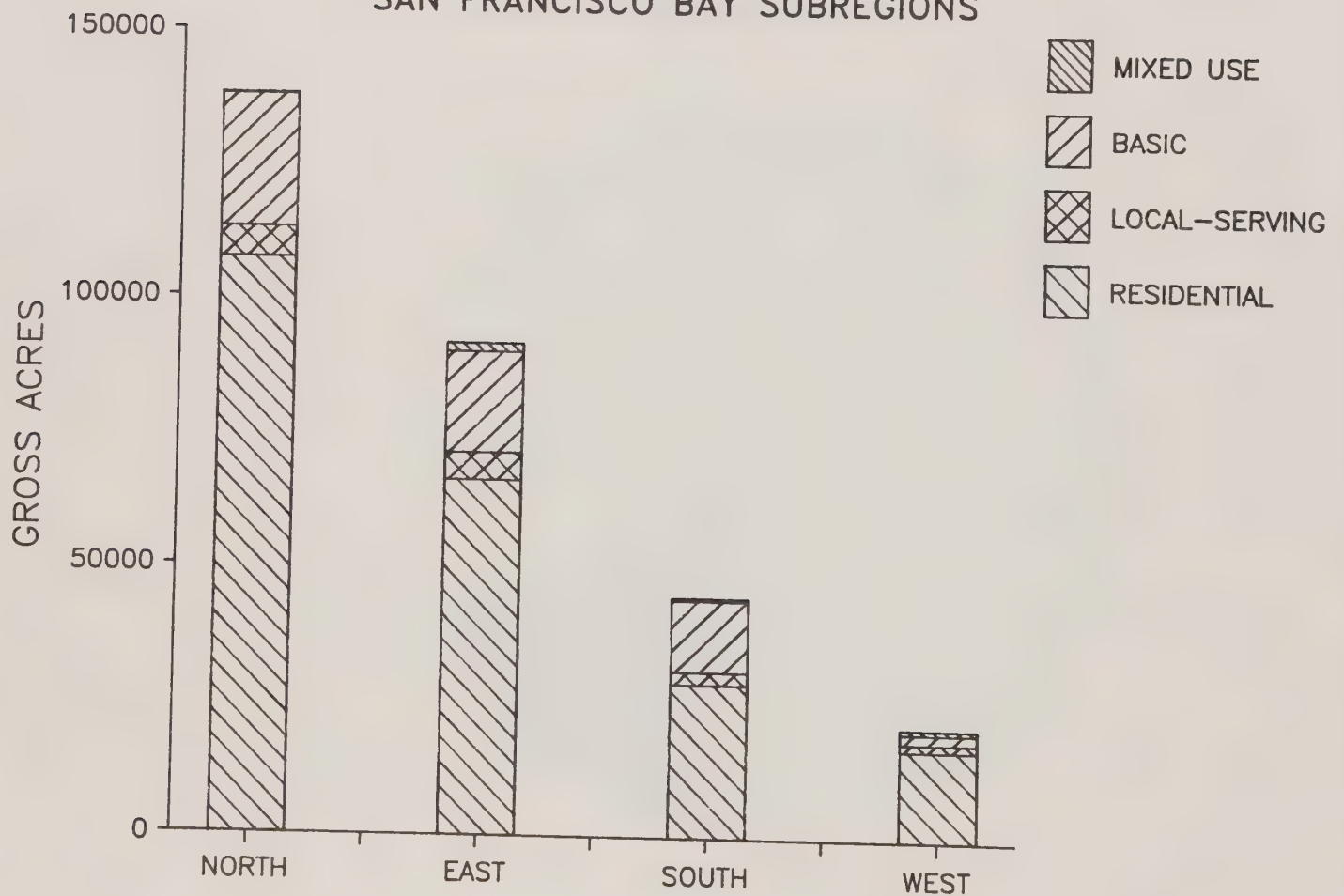


Figure 2

AVAILABLE LAND BY TYPE SAN FRANCISCO BAY SUBREGIONS



While the larger area analysis is useful to present an overview of the most significant results of the 1981-1982 Local Policy Survey, the subregional data obscures much of the diversity within the San Francisco Bay Area. The reader is cautioned about using this summarized data to draw specific conclusions about the city and county planning programs. In particular, the averaged data may be misleading. The average residential and employment density figures are not weighted according to the amount of land devoted to specific densities. These simple averages (of units per acre or employees per acre) do not indicate the range of densities permitted in most communities.

The following discussion examines the post-1980 available land supply according to type of land uses, housing potential, and second growth/redevelopment potential. The land is defined further by the timing of its availability: 1980-1990 (unconstrained) or post-1990 (constrained). Land available 1980-1990 includes land developed since 1980, approved projects, and land with no development policy or service constraints that would preclude its development prior to the 1990s. The 1980-1990 land supply is readily available for development but, in fact, may not develop until the 1990s or later. The post-1990 available land represents acreage precluded from developing prior to 1990 due to a policy constraint or to the lack of adequate water service, sewerage facilities, or access to support development. This "constrained" land supply also includes portions of specific projects that are planned for development after 1990. In summary, the staging of the land supply qualifies as well as quantifies the land's development potential/availability.

2. Residential Uses

The residential land is defined as being available for single and multiple family housing, including mobile home parks and excluding group quarters facilities, vacation/second homes, and other non-year-round housing. Table 6 presents the available residential land by subregion.

The North Bay's four counties have over 107,000 acres planned for exclusively residential uses; this estimate represents 49 percent of the Bay Area's available residential land. Within the North Bay, Sonoma County contains 45 percent of the residential land. The Sonoma estimate (nearly 48,000 acres) includes extensive areas planned for rural residential uses at one unit per five or ten acres.

Table 6
AVAILABLE RESIDENTIAL LAND BY SUBREGION
SAN FRANCISCO BAY AREA

<u>Area</u>	<u>1980-1990</u>	Gross Acres Available <u>Post-1990</u>	<u>Total</u>
North Bay	85,541	21,614	107,155
East Bay	46,728	19,317	66,045
South Bay	18,686	9,786	28,472
West Bay	10,642	6,127	16,769
Bay Region	161,597	56,844	218,441

Note: The land is available for residential development/redevelopment according to local development policies. See the text for a complete discussion.

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Nearly 26 percent of the region's available residential land is constrained from developing until after 1990. The North Bay has the greatest number of constrained acres (21,600 or 38 percent of the region's 56,800 constrained acres). Yet, the South Bay and the West Bay have greater percentages of their total available residential land constrained from developing in the short term (34 and 37 percent, respectively). These estimates of constrained acreage are conservative, as not every community could identify the availability of urban services to support development on specific sites or translate post-1990 sewage treatment capacity problems into a finite number of available hookups. The constrained acreage in the East Bay is understated, as it does not completely reflect local building controls and sewerage limitations in the eastern part of Alameda County.

The 56,800 acres of post-1990 available land include acreage subject to residential growth controls in addition to acreage lacking the necessary urban infrastructure (sewerage and water facilities, roads) to accommodate growth. Local residential growth controls most often translate into limits on the number of building permits granted annually. The growth controls may be voter enacted initiatives or ordinances enacted by city councils. For example, in November 1980 the voters in Napa County adopted a growth management initiative (Measure A) to limit population growth in the unincorporated area to one percent annually by limiting housing to 134 units per year plus a number of "grandfathered" units in projects exempt

from the Measure. Cities with specific population or housing growth controls affecting the phasing of residential land into the long-term include: Livermore, St. Helena, Cotati, Petaluma, Sonoma, San Jose, Morgan Hill, and Gilroy. Pleasanton's population policy of two percent average annual growth rate and its growth management program of approving 300-600 units per year are not reflected in the post-1990 land supply estimates (in Alameda County and the East Bay); the city is in the process of revising its general plan.

The housing potential associated with the available residential land is illustrated in Table 7 along with average residential densities. The 619,080 housing units in the region are derived from the number of units planned for specific projects and the midpoint of permitted density ranges (in most cases) for land with no specific project information. For example, if a 100-acre parcel was planned for residential uses at five to seven units per gross acre, then six units were used to define the parcel's housing potential. If the local planner providing the information recommended a specific point in the density range, such as the maximum, then this density was used.

The housing potential, for land that is planned for residential (not mixed) uses, is greatest in the East Bay with about 230,800 units. Of these, nearly 174,800 units (76 percent) are associated with unconstrained land. The four North Bay counties have a housing potential of 191,100 units total, including 149,500 units on unconstrained land. The three counties comprising the West Bay and South Bay together can accommodate 196,400 dwelling units, but 31 percent of these units (60,300) are constrained from developing until the 1990s.

Table 7 also indicates the urban and rural components of the subregions' potential housing supply. The urban area within each subregion is comprised of the cities' spheres of influence and unincorporated communities within the urbanized area of each county. The rural areas consist of the unincorporated areas outside the urbanized area, including isolated, unincorporated rural communities. Most of the rural residential potential is in the North Bay counties:

Marin:	1,970 units
Sonoma:	17,766 units
Napa:	4,137 units
Solano:	3,297 units

Table 7

HOUSING POTENTIAL ON AVAILABLE RESIDENTIAL LAND
SUBREGIONS OF SAN FRANCISCO BAY AREA

Subregion Urban/Rural	Number of Housing Units		Units per Residential Acre	
	1980-1990	Post-1990	1980-1990	Post-1990
North Bay	149,488	42,373	1.7	2.0
Urban	128,460	36,231	3.4	3.3
Rural	21,028	6,142	0.4	3.0
East Bay	174,751	56,085	3.7	2.9
Urban	158,132	54,132	4.0	2.9
Rural	16,619	1,953	2.3	2.9
South Bay	91,462	36,894	4.9	3.8
Urban	91,070	36,894	5.4	3.8
Rural	392	0	0.2	0.0
West Bay	44,643	23,384	4.2	3.8
Urban	43,833	23,297	6.6	3.9
Rural	810	87	0.2	1.0
Bay Region	460,344	158,736	2.8	2.8
Urban	421,495	150,554	4.2	3.3
Rural	38,849	8,182	0.6	0.7

Note: The residential densities (units per gross acre) are not weighted according to the amount of land devoted to different densities. They represent dividing the total housing potential on residential land by the number of residential acres, excluding housing potential and acreages associated with mixed uses.

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The urban and rural components of the subregions' residential development potentials illustrate the impact of very low densities (housing units per acre) on areawide averages. The North Bay subregion's average unconstrained residential density is 1.7 units per acre, with 3.4 units per acre for the urban areas and only 0.4 for the rural residential areas. Within Sonoma County, for example, the Santa Rosa sphere of influence's housing potential is 26,756 with average densities of 3.4 units per acre for unconstrained land and 4.2 units per acre for constrained land. These average densities include approximately 4,500 acres planned at very low densities (one unit per acre). Since 1980, actual residential development has occurred at averages of 5.9 units per acre (for 1980-1983) and 9.3 units per acre (for 1984). The city replans areas with low densities

(1 unit per 1-5 acres) as needed for urban development. Thus, low density designations may be applied to land within city spheres of influence to discourage premature development/urban sprawl, and encourage infill development.

According to Table 7, the highest average residential density occurs in the West Bay on urban, unconstrained land. San Francisco's average residential densities are 62.1 and 62.9 units per acre. In San Mateo County, the unconstrained land countywide averages only 3.0 units per acre. The urban area averages to 4.8 and the rural area to 0.2 units per acre.

In the South Bay, nearly all the housing potential is within the city spheres of influence. The unincorporated San Martin area is planned for rural residential uses at 1 unit per 5 acres. Their 392 potential units reduce the areawide average for unconstrained land from 5.4 units per acre to 4.9 units per acre.

3. Local-Serving and Basic Uses

The available local-serving and basic land supplies in the four subregions are illustrated in Tables 8 and 9. The four North Bay counties contain nearly 38 percent of the local-serving land and 42 percent of the basic acreage. Of the 24,931 basic acres, Marin and Sonoma together contain 4,231 acres; while Napa and Solano have 20,699 acres planned for industrial uses. The East Bay has 35 percent of the local-serving acreage and 32 percent of the basic land. With nearly 16 percent of the local-serving land, the South Bay has proportionately more basic land--23 percent of the region's basic land. The West Bay has relatively small percentages of available basic and local-serving land; yet, the intensity of use planned for the West Bay acreage makes their land supplies significant.

Table 10 indicates the planned intensity of uses for acreage where employment estimates were available during the Local Policy Survey and subsequent updates. The employment densities were not weighted according to the amount of land devoted to different densities, and the availability of the data was extremely limited. Only 10 percent of the region's local-serving land and 12 percent of the basic land had employment estimates provided. However, the table illustrates that local-serving activities have higher numbers of employees per acre than do basic activities except in the West Bay. The basic density in the West Bay (276 employees per acre) includes office development in downtown San Francisco. Office activity in the South Bay and in most communities was classified most often as local-serving, and this partially explains the high density for local-serving (127 employees per acre) in the South Bay. The employment density averages do not reflect the large range of employment densities occurring within and among communities in the San Francisco Bay Region, from several hundred employees per acre for multi-story offices to perhaps 10 employees per acre for warehouse activity.

Table 8

AVAILABLE LOCAL-SERVING LAND BY SUBREGION
SAN FRANCISCO BAY AREA

<u>Area</u>	<u>1980-1990</u>	Gross Acres Available <u>Post-1990</u>	<u>Total</u>
North Bay	5,521	224	5,745
East Bay	4,567	525	5,092
South Bay	2,257	84	2,341
West Bay	1,055	345	1,400
Bay Region	13,400	1,178	14,578

Note: Local-serving land is available for activity generating local-serving employment and is predominantly commercial. See the text for a complete definition.

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Table 9

AVAILABLE BASIC LAND BY SUBREGION
SAN FRANCISCO BAY AREA

<u>Area</u>	<u>1980-1990</u>	Gross Acres Available <u>Post-1990</u>	<u>Total</u>
North Bay	13,656	11,275	24,931
East Bay	13,717	5,149	18,866
South Bay	11,145	2,160	13,305
West Bay	1,629	193	1,822
Bay Region	40,147	18,777	58,924

Note: Basic land is available for activity generating basic employment and is predominantly industrial. See the text for a complete definition.

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Table 10

EMPLOYMENT DENSITIES ON LOCAL-SERVING AND BASIC LAND
SUBREGIONS OF SAN FRANCISCO BAY AREA

Area	Acres with Employment Estimates		Employees per Acre	
	Local-Serving	Basic	Local-Serving	Basic
North Bay	11	1,274	81.8	32.7
East Bay	1,072	2,202	50.3	31.9
South Bay	131	3,494	126.6	30.5
West Bay	187	277	69.3	275.8
Bay Region	1,401	7,247	60.2	40.7

Note: The employment densities (employees per gross acre) are not weighted according to the amount of land devoted to different densities. They represent dividing the total employment potential by the number of acres and exclude mixed use land and employees.

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4. Mixed Uses

Land available for mixed use development is identified in Table 11. These estimates are conservative, as not every community could identify all of the land with mixed use potential as a conditional use. Some communities permit residential in commercial areas as a conditional use, given a specific set of criteria. The Local Policy Survey primarily documented land planned for mixed uses according to a general plan designation. With more than one use occupying or planned for a site, the mixed use acreages were tabulated under two or three use categories (which, if added, exceed the total acreage in Table 11).

In the North Bay, all of the mixed use land supply includes a local-serving component; residential activity is planned for only 37 percent of the acreage. Within the North Bay, Marin County has 177 acres planned for mixed uses or 86 percent of the subregion's acreage. The East Bay has more acreage planned for mixed uses than any other subregion--1,527 acres or 51 percent of the region's mixed use land. Within the East Bay, Alameda County has 1,396 acres for mixed use, including business parks planned for a combination of local-serving and basic activities. The South Bay has only 455 acres planned for mixed uses. The West Bay's 791 acres include 190 acres in San Francisco and 601 acres in San Mateo County. Nearly 47 percent of the West Bay's mixed use land includes residential uses.

Table 11

LAND AVAILABLE FOR MIXED USE DEVELOPMENT
SUBREGIONS OF SAN FRANCISCO BAY AREA

<u>Area</u>	<u>Total Acres</u>	<u>Gross Acres by Type of Use</u>		<u>Basic</u>
		<u>Residential</u>	<u>Local-Serving</u>	
North Bay	207	76	207	131
East Bay	1,527	432	1,527	1,095
South Bay	455	374	401	406
West Bay	791	368	780	549
Bay Region	2,980	1,250	2,915	2,181

Note: The mixed use acreage is comprised of sites to be occupied by a combination of two or three uses. See the text for a more complete definition of mixed uses.

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The 1981-1982 Local Policy Survey asked the communities to identify employment and housing potential for their mixed use acreages. The results are summarized in Table 12. Again, the available data was sketchy. In most cases, housing potential could be identified from a permitted residential density figure. In very few cases were employment potentials identified; the employment estimates tend to be those associated with specific project proposals.

The greatest housing potential on mixed use sites is in the West Bay with nearly 19,500 potential units for an average density of 58.9 units per acre. Nearly all of this housing potential is in San Francisco--18,159 potential units, average density of 108.2 units per acre. The West Bay also has the greatest identified employment potential, with nearly 35,900 jobs and 190 employees per acre; and all of this employment is in San Francisco. Within the East Bay, Alameda County contains most of the potential housing (4,802 units and 17.6 units per acre) and the potential employment (7,302 jobs and 32.2 employees per acre). In Contra Costa County, the mixed use potential includes nearly 4,500 jobs for an average of 318 employees per acre. In the South Bay, the mixed use potential averages 23.8 units per acre and 37.0 employees per acre; this employment density is understated given the limited information on which it is based.

Table 12

HOUSING AND EMPLOYMENT POTENTIAL ON MIXED USE SITES
SUBREGIONS OF SAN FRANCISCO BAY AREA

Area	Housing Units		Employment	
	Number	Units/Acre	Number	Empl./Acre
North Bay	239	4.5	0	0.0
East Bay	6,203	17.6	11,786	48.9
South Bay	2,341	23.8	9,999	37.0
West Bay	19,457	58.9	35,885	189.9
Bay Region	28,240	33.8	57,670	82.4

Note: The housing unit and employment potentials are only for acreages where potentials were identified. Additional housing and employment potential is associated with acreages for which no estimates were given.

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5. Office Uses

The 1981-1982 Local Policy Survey asked the local planning agencies to identify whether their regulations permitted office uses on sites planned for local-serving and/or basic activity. On commercial land, general plan designations for "commercial office" or "business and professional office" clearly identified the availability of the land for office activity. On industrial land, office uses are often permitted if they are directly associated with the light or heavy industrial activity, such as manufacturing. The common term "business park" includes office uses in most cases.

Table 13 summarizes the data on land available for office uses according to the three land use categories of local-serving, basic, and mixed use. Of the 2,980 acres for mixed use in the region, 2,498 acres or nearly 84 percent, is available for office development. Of the region's local-serving acreage (14,578), more than 47 percent could accommodate office uses. Over 32 percent of the region's basic land supply of 58,924 acres has office use potential.

The subregion with the largest amount of land available for office activity is the South Bay with nearly 9,800 acres. The North Bay estimate of 8,458

acres is conservative, as no potential office activity was identified specifically in the City of Napa (or Napa County). Of the North Bay counties, Solano has 5,715 acres available for office activity. In the East Bay, Alameda County's available office acreage sums to 4,683 or 65 percent of the East Bay's total office acreage. The West Bay's 2,869 office acres represent 71 percent of the available local-serving, basic, and mixed use acreage combined (4,013 acres) for that subregion.

Table 13

LAND AVAILABLE FOR OFFICE USES BY SUBREGION
SAN FRANCISCO BAY AREA
(Gross Acres)

Area	Local-Serving	Basic	Mixed Uses	Total Office Acres
North Bay	3,319	5,032	107	8,458
East Bay	1,811	4,006	1,367	7,184
South Bay	824	8,592	381	9,797
West Bay	957	1,269	643	2,869
Bay Region	6,911	18,899	2,498	28,308

Note: Land available for office uses is comprised of vacant and redevelopable land, where local policies and regulations permit office uses.

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6. Second Growth/Redevelopment

The available land associated with infill, rebuild, and conversion activity is summarized on Table 14. The estimates are very conservative, especially the infill estimates, as not every community could identify all of the sites less than 5 acres in size that were developable (both vacant and redevelopment sites). Most of the infill acreage is currently vacant. The rebuild and conversion acreage is clearly redevelopment of sites occupied by houses, schools, or industrial facilities.

Of the 17,202 acres in the region that were identified for second growth/redevelopment in the Local Policy Survey, more than 38 percent is located in the East Bay. Alameda County has 3,526 acres, and Contra Costa County has 3,063 acres. Both counties have large acreages of land shifting from basic/industrial use to other non-basic uses. The infill potential in

Alameda is estimated conservatively at 1,373 acres which do not include much of the infill potential (unestimated) in the large city of Oakland. Contra Costa's rebuilding potential is at least 1,816 acres. Of the North Bay's total second growth/redevelopment potential (4,025 acres), nearly 66 percent is defined as infill. The South Bay has more potential infill acreage than any other subregion with 33 percent of the region's infill opportunities. While second growth/redevelopment acreage is only 6 percent of the region's available land supply, in the West Bay this acreage (2,623) represents over 12 percent of the available land supply. Within the West Bay, nearly 89 percent of San Francisco's land supply is associated with second growth/redevelopment potential.

Table 14

SECOND GROWTH/REDEVELOPMENT POTENTIAL BY SUBREGION
SAN FRANCISCO BAY AREA

<u>Area</u>	<u>Acreage by Type</u>			<u>Total Acres</u>
	<u>Infill</u>	<u>Rebuild</u>	<u>Conversion</u>	
North Bay	2,652	1,190	183	4,025
East Bay	2,299	3,377	913	6,589
South Bay	2,958	922	85	3,965
West Bay	1,107	1,493	23	2,623
Bay Region	9,016	6,982	1,204	17,202

Note: Infill sites are less than five acres in size, located in urban areas, and may or may not have been previously developed. Rebuild and conversion acreages represent redevelopment. See the text for complete definitions.

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7. Housing Potential Summary

The total housing potential within the region is illustrated in Table 15. The potential dwelling units on available residential land and mixed used land are combined to produce over 647,300 units in the region for the 1980-2005 period. Almost 37 percent of the potential units are located in the East Bay. The four North Bay counties contain nearly 30 percent of the housing potential with the majority of units (100,500) in the western portion (Marin and Sonoma counties).

Table 15

TOTAL HOUSING UNITS BY SUBREGION SAN FRANCISCO BAY AREA

<u>Area</u>	<u>Residential Units</u>	<u>Mixed Use Units</u>	<u>Total Units</u>
North Bay	191,861	240	192,100
East	91,588	0	91,588
West	100,273	239	100,512
East Bay	230,836	6,203	237,039
South Bay	128,356	2,341	130,697
West Bay	68,027	19,457	87,484
Bay Region	619,080	28,240	647,320

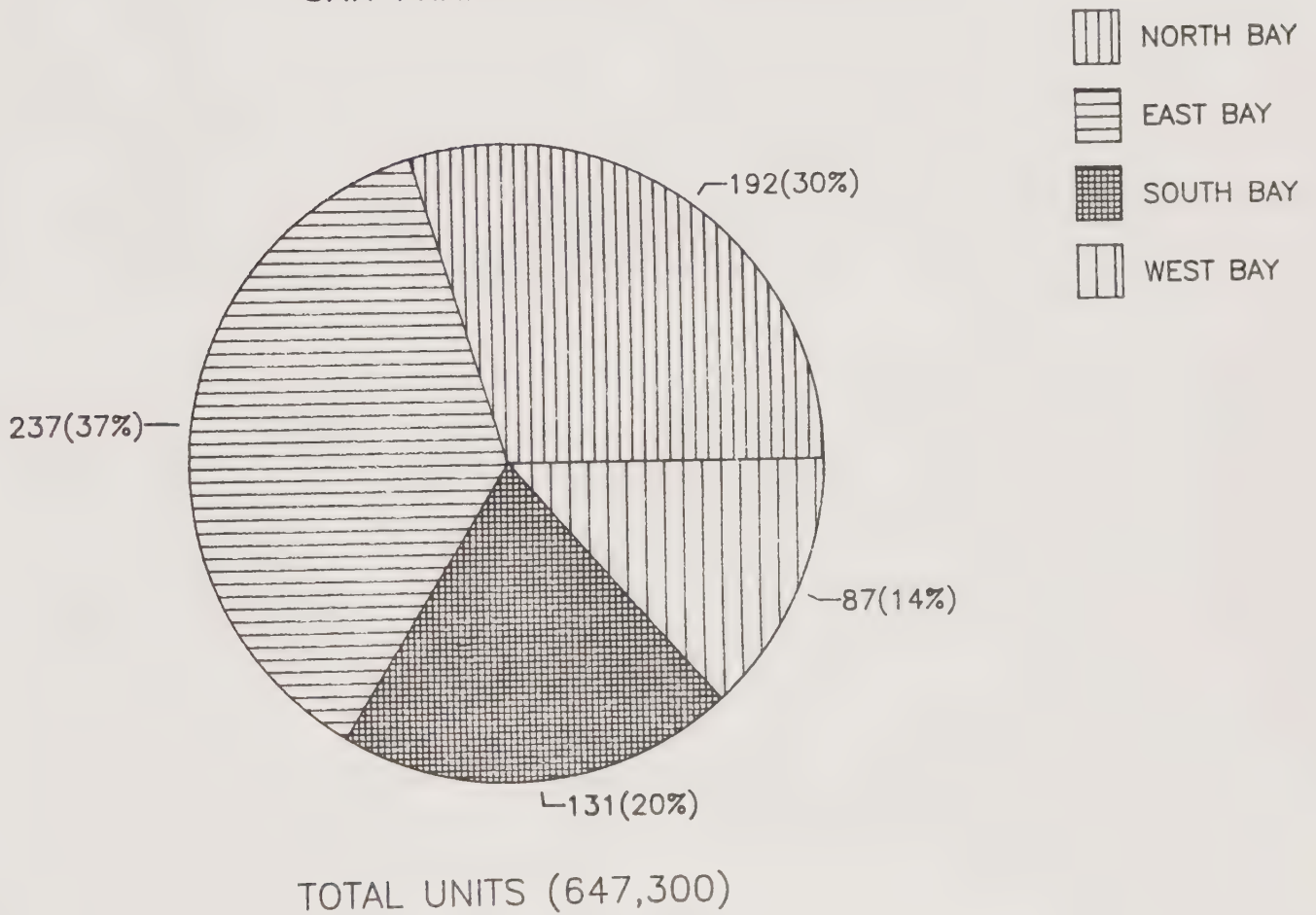
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Figure 3 on the following page indicates each subregion's percentage of the total housing potential within the Bay Region.

Figure 3

POTENTIAL HOUSING UNITS, 1980-2005

SAN FRANCISCO BAY SUBREGIONS



IV. LOCAL POLICY SURVEY DATA

A. Description

The results of the Local Development Policy Survey are summarized for the San Francisco Bay Region (urban and rural), four subregions (urban and rural), each of the nine counties (urban and rural), and 131 places within the nine counties. The places are most often the cities' spheres of influence but may also be cities or city planning areas, unincorporated communities, and the remaining unincorporated area within a county but outside all other study areas within that county. Each summary page includes a description of the place or study area.

This section of the report explains the components of the data summaries in general terms, as definitions of specific terms were provided in section II.C. The local policy survey data is reported herein according to eight components or "boxes": survey information, total housing units, summary of available land, residential land and potential housing units, local-serving land and employment potential, basic land and employment potential, mixed use land, and second growth/redevelopment potential acreage.

● Survey Information

The survey information documents the dates of the original survey in either 1981 or 1982, reviews by local agencies, and subsequent updates of or revisions to the information. The local reviews were of either a community summary of the data and/or a detailed report. The results of the original survey were published in report form for the counties of Alameda, Contra Costa, Marin, San Francisco, and Sonoma. Single page data summaries of available land and housing units were reviewed by local agencies in Napa, San Mateo, Santa Clara, and Solano counties. If the data has been revised since the original survey and local review, the date of the revision is indicated with an explanation (of the type of revision) given in the comments section. All of the cities and counties were given the opportunity to review their data summaries during preparation of this report in November 1985; revisions were made in several areas.

● Total Housing Units

The sum of housing units from available residential land and from mixed use land (when known).

● Summary of Available Land, 1980-2005

The original estimates were for land available during the twenty year period 1980-2000 which, in most cases, represented all of the community's available land. In communities with residential or population growth restrictions, the original available land estimates

represented only the amount that would be allowed to develop based on housing units likely to be approved. Revisions to the local policy data in 1984 added land to the original estimates in several areas.

The land available for development according to local policies is summarized into two categories (1980-1990 and post-1990) to reflect the timing of its availability. Land available 1980-1990 includes land developed since 1980, approved projects, and land with no development policy or service constraints that would preclude its development prior to the 1990s. The 1980-1990 land supply is readily available for development but, in fact, may not develop until the 1990s or later. The post-1990 available land represents acreage precluded from developing prior to 1990 due to a policy constraint or to the lack of adequate water service, sewerage facilities, or access to support development. This "constrained" land supply also includes portions of specific projects that are planned for development after 1990. In summary, the staging of the land supply qualifies as well as quantifies the land's development potential/availability. The available land is comprised of redevelopable as well as vacant land.

- **Residential Land and Potential Housing Units**

The potential housing units associated with the available residential land reflect local policy. In most cases, the potential units were derived from applying the midpoint of a permitted density range to an area or site. Where specific projects had been approved, a precise number of units was included. In some cases, local planners suggested a reasonable number of expected units, based on their local knowledge.

The average densities (dwelling units per acre) reported in the box represent simply the total units divided by the residential acres (unrounded). The densities were not weighted by the amount of land at different permitted densities.

- **Local-Serving Land and Employment Potential**

In some instances, local agencies were able to provide estimates of employment for specific sites or projects. This box displays the employment and acreage data and an average employee density based on total estimated employment divided by total acres (unrounded) with employment estimates known.

When local-serving acreages were identified during the survey, the local staff were asked if office uses were permitted according to current regulations. The estimate of acres with office potential is a subset of the total local-serving acreage.

- **Basic Land and Employment Potential**

Again, specific employment estimates, and the acres the jobs may be attributed to, are reported when local agencies could provide the data. An average employees per acre estimate was derived by dividing

total employment by total acres (unrounded) for which employment was specified.

The estimate of basic acres with office development potential is a subset of total available basic acreage. The office acres reflect land where office uses could occur in conjunction with manufacturing or research and development activity, for example.

- **Mixed Use Land: Use Combinations and Housing/Employment Potential**

These acreages reflect local policies that permit a combination of more than one type of use on a single site and staff judgments as to the predominant use. In most cases, the local agency provided estimates of housing potential. In very few cases could the local agency provide employment estimates. Both the housing and employment densities are derived from the specific acreages (unrounded) for which unit and/or employment estimates were given.

- **Second Growth/Redevelopment Potential Acreage**

The infill acreage estimate is an aggregation of sites less than 5.0 acres in size, that may have been previously developed and cleared or have always been vacant, in urban areas. The rebuild acreage represents sites that are to be cleared for new development, while the conversion acreage represents land with existing buildings planned for reuse rather than demolition. A portion of the redevelopable acreage may involve a shift in land use rather than redevelopment within the same general land use category. The box indicates whether the available, redevelopable land is shifting from either residential, local-serving, or basic use (to another type of use).

The second growth/redevelopment potential acreages are conservative. Not every community had available data on small sites, especially local-serving acreages associated with strip commercial development and residential infill in large cities.

A notes/comments section follows the summary data. The first comment describes the place (study area). Other comments explain important aspects of the land data, key assumptions, how the data was updated, major projects included in the summary, and/or local policy highlights.

B. Data Summaries

The available land data, potential housing units, and average densities are reported herein for the San Francisco Bay Area, the four subregions, the nine counties, and 131 places. For each geographic area (region, subregion, and county), the total of all places is presented first, followed by aggregations of the urban area (second) and the rural area (third). The places follow the county rural area summaries. For the City and County of San Francisco, the entire area is defined as urban; no rural aggregation

was prepared. The data summaries are presented in the following geographic order (clockwise around the San Francisco Bay, beginning with Marin County):

San Francisco Bay Area

North Bay

Marin County
Sonoma County
Napa County
Solano County

East Bay

Contra Costa County
Alameda County

South Bay

Santa Clara County

West Bay

San Mateo County
San Francisco City and County

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1981-1982			
				DATE(S) OF LOCAL REVIEW: 1981-1985			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 111			
RESIDENTIAL	161597	56844	218441	TOTAL HOUSING UNITS 647320			
LOCAL-SERVING	13400	1178	14578				
BASIC	40147	18777	58924				
MIXED USES	2073	907	2980				
ALL USES	217217	77706	294923				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	161597	460344	2.8	RESIDENTIAL	525	455	270	1250
POST-1990	56844	158736	2.8	LOCAL-SERVING	563	2334	18	2915
				BASIC	1892	190	99	2181
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	28240	EMPLOYMENT (IF KNOWN):		57670
ACRES WITH EMPLOYMENT ESTIMATE: 1401				UNITS PER AC:	33.8	EMPLOYEES PER ACRE:		82.4
ESTIMATED EMPLOYMENT: 84387								
EMPLOYEES PER ACRE: 60.2								
OFFICE ACRES: 6911								
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 7247				INFILL:	9016			
ESTIMATED EMPLOYMENT: 294749				REBUILD:	6982			
EMPLOYEES PER ACRE: 40.7				CONVERSION:	1204			
OFFICE ACRES: 18899				TOTAL SECOND GROWTH/REDEVELOPMENT:	17202			
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL	247			
				LOCAL-SERVING	1306			
				BASIC	2613			

NOTES/COMMENTS:

- a. The data summary is an aggregation of the nine counties' totals for all places. This regional summary is comprised of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1981-1982			
				DATE(S) OF LOCAL REVIEW: 1981-1985			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 111			
RESIDENTIAL	100486	45473	145959				
LOCAL-SERVING	12652	1110	13762				
BASIC	36917	9187	46104				
MIXED USES	2073	907	2980				
ALL USES	152128	56677	208805	TOTAL HOUSING UNITS		600289	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	100486	421495	4.2	RESIDENTIAL	525	455	270	1250
POST-1990	45473	150554	3.3	LOCAL-SERVING	563	2334	18	2915
				BASIC	1892	190	99	2181

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 28240				EMPLOYMENT(IF KNOWN): 57670			
ACRES WITH EMPLOYMENT ESTIMATE: 1401				UNITS PER AC: 33.6				EMPLOYEES PER ACRE: 82.4			
ESTIMATED EMPLOYMENT: 84387											
EMPLOYEES PER ACRE: 60.2											
OFFICE ACRES: 6850											

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 7247				INFILL: 8531			
ESTIMATED EMPLOYMENT: 294749				REBUILD: 6982			
EMPLOYEES PER ACRE: 40.7				CONVERSION: 1204			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 16717			
OFFICE ACRES: 18699				LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL 247			
				LOCAL-SERVING 1306			
				BASIC 2613			

NOTES/COMMENTS:

- a. The data summary is for the urban areas in the nine counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1981-1982			
				DATE(S) OF LOCAL REVIEW: 1981-1985			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 7			
RESIDENTIAL	61111	11371	72482				
LOCAL-SERVING	748	68	816				
BASIC	3230	9590	12820				
MIXED USES	0	0	0				
ALL USES	65069	21029	86118				
				TOTAL HOUSING UNITS		47031	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	61111	38849	0.6	RESIDENTIAL	0	0	0	0
POST-1990	11371	8182	0.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	485			
				REBUILD:	0			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	485			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRF:				RESIDENTIAL	0			
				LOCAL-SERVING	0			
OFFICE ACRES:				BASIC	0			

NOTES/COMMENTS:

- a. The data summary is for the rural portions of eight counties, excluding San Francisco which is completely urban.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 2-5,8-82			
RESIDENTIAL	85541	21614	107155	DATE(S) OF LOCAL REVIEW: 1982-1985			
LOCAL-SERVING	5521	224	5745	DATE(S) OF REVISIONS: See Places			
BASIC	13656	11275	24931	AGENCY(IES) CONTACTED:			
MIXED USES	207	0	207	33			
ALL USES	104925	33113	138038	TOTAL HOUSING UNITS 192100			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	85541	149488	1.7	RESIDENTIAL	39	37	0 76
POST-1990	21614	42373	2.0	LOCAL-SERVING	127	80	0 207
				BASIC	41	90	0 131
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	239	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE: 11				UNITS PER AC:	4.5	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT: 900				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
EMPLOYEES PER ACRE: 81.8				INFILL:		2652	
OFFICE ACRES: 3319				REBUILD:		1190	
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:		183	
ACRES WITH EMPLOYMENT ESTIMATE: 1274				TOTAL SECOND GROWTH/REDEVELOPMENT:		4025	
ESTIMATED EMPLOYMENT: 41700				LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE: 32.7				FROM:			
OFFICE ACRES: 5032				RESIDENTIAL		137	
				LOCAL-SERVING		254	
				BASIC		295	

NOTES/COMMENTS:

- a. The North Bay subregion is comprised of four counties: Marin, Napa, Solano, and Sonoma.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 2-5,8-82			
RESIDENTIAL	37639	10997	48636	DATE(S) OF LOCAL REVIEW: 1982-1985			
LOCAL-SERVING	5391	179	5570	DATE(S) OF REVISIONS: See Places			
BASIC	10457	1685	12142	AGENCY(IES) CONTACTED: 33			
MIXED USES	207	0	207				
ALL USES	53694	12861	66555	TOTAL HOUSING UNITS		164930	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	37639	128460	3.4	RESIDENTIAL	39	37	0 76
POST-1990	10997	36231	3.3	LOCAL-SERVING	127	80	0 207
				BASIC	41	90	0 131
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	239	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:	11			UNITS PER AC:	4.5	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	900						
EMPLOYEES PER ACRE:	81.8			SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:	3272			INFILL:	2169		
BASIC LAND AND EMPLOYMENT POTENTIAL				REBUILD:	1190		
ACRES WITH EMPLOYMENT ESTIMATE:	1274			CONVERSION:	183		
ESTIMATED EMPLOYMENT:	41700			TOTAL SECOND GROWTH/REDEVELOPMENT:	3542		
EMPLOYEES PER ACRE:	32.7			LAND USE SHIFT OF DEVELOPED ACREAGE			
OFFICE ACRES:	5032			FROM:			
				RESIDENTIAL	137		
				LOCAL-SERVING	254		
				BASIC	295		

NOTES/COMMENTS:

- a. The urban summary combines the urban areas of Marin, Napa, Solano, and Sonoma Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	3,4-82,8-82
				DATE(S) OF LOCAL REVIEW:	1982-1985
				DATE(S) OF REVISIONS:	See Places
				AGENCY(IES) CONTACTED:	4
RESIDENTIAL	47902	10617	58519		
LOCAL-SERVING	130	45	175		
BASIC	3199	9590	12789		
MIXED USES	0	0	0		
ALL USES	51231	20252	71483	TOTAL HOUSING UNITS	27170

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	47902	21028	0.4	RESIDENTIAL	0	0	0	0
POST-1990	10617	6142	0.6	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ACRES WITH EMPLOYMENT ESTIMATE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:								
OFFICE ACRES:				INFILL:	483			
				REBUILD:	0			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	483			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL	0			
				LOCAL-SERVING	0			
OFFICE ACRES:				BASIC	0			

NOTES/COMMENTS:

- a. The rural area is comprised of the rural places in Marin, Napa, Solano, and Sonoma Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 12			
RESIDENTIAL	19456	2646	22102				
LOCAL-SERVING	889	15	904				
BASIC	784	11	795				
MIXED USES	177	0	177				
ALL USES	21306	2672	23978	TOTAL HOUSING UNITS		25931	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	19456	24723	1.3	RESIDENTIAL	39	32	0	71
POST-1990	2646	969	0.4	LOCAL-SERVING	97	80	0	177
				BASIC	41	65	0	106
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	239	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	4.5	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:								
OFFICE ACRES:								
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:				INFILL:	1226			
ESTIMATED EMPLOYMENT:				REBUILD:	765			
EMPLOYEES PER ACRE:				CONVERSION:	98			
OFFICE ACRES:				TOTAL SECOND GROWTH/REDEVELOPMENT:	2089			
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL	25			
				LOCAL-SERVING	243			
				BASIC	136			

NOTES/COMMENTS:

- a. The data summary is for all urban and rural places in Marin County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 12			
RESIDENTIAL	10859	646	11505				
LOCAL-SERVING	886	15	901				
BASIC	784	11	795				
MIXED USES	177	0	177				
ALL USES	12706	672	13378	TOTAL HOUSING UNITS		23961	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	10859	23013	2.1	RESIDENTIAL	39	32	0	71
POST-1990	646	709	1.1	LOCAL-SERVING	97	80	0	177
				BASIC	41	65	0	106

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 239				EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 4.5				EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0											
EMPLOYEES PER ACRE: 0.0											
OFFICE ACRES: 500											

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 308				INFILL: 905			
ESTIMATED EMPLOYMENT: 15000				REBUILD: 765			
EMPLOYEES PER ACRE: 48.7				CONVERSION: 98			
OFFICE ACRES: 529				TOTAL SECOND GROWTH/REDEVELOPMENT: 1768			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 25			
LOCAL-SERVING 243			
BASIC 136			

NOTES/COMMENTS:

- a. The urban area is comprised of the city spheres of influence or urban service areas. These places are Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	8-82
RESIDENTIAL	8597	2000	10597	DATE(S) OF LOCAL REVIEW:	2-83, 3-84, 11-85
LOCAL-SERVING	3	0	3	DATE(S) OF REVISIONS:	None
BASIC	0	0	0	AGENCY(IES) CONTACTED:	1
MIXED USES	0	0	0		
ALL USES	8600	2000	10600	TOTAL HOUSING UNITS	1970

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	8597	1710	0.2	RESIDENTIAL	0	0	0	0
POST-1990	2000	260	0.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	0						
EMPLOYEES PER ACRE:	0.0						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
			2	INFILL:		321	
				REBUILD:		0	
				CONVERSION:		0	
				TOTAL SECOND GROWTH/REDEVELOPMENT:		321	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL		0	
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING		0	
OFFICE ACRES:	0			BASIC		0	

NOTES/COMMENTS:

- a. The rural area is comprised of the following unincorporated areas: Bolinas, Inverness Park, Point Reyes Station, Stinson Beach, Coastal Remainder, and Inland Rural Remainder.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	8-82
RESIDENTIAL	6	0	6	DATE(S) OF LOCAL REVIEW:	2-83, 3-84, 11-85
LOCAL-SERVING	0	0	0	DATE(S) OF REVISIONS:	none
BASIC	0	0	0	AGENCY(IES) CONTACTED:	Planning
MIXED USES	0	0	0		
ALL USES	6	0	6	TOTAL HOUSING UNITS	17

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	6	17	2.8	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	0						
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	0						

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			INFILL:	6		
ESTIMATED EMPLOYMENT:	0			REBUILD:	0		
EMPLOYEES PER ACRE:	0.0			CONVERSION:	0		
OFFICE ACRES:	0			TOTAL SECOND GROWTH/REDEVELOPMENT:	6		

LAND USE SHIFT OF DEVELOPED ACREAGE FROM:							
RESIDENTIAL	0						
LOCAL-SERVING	0						
BASIC	0						

NOTES/COMMENTS:

- a. The Belvedere area corresponds to the city's sphere of influence which is coterminous with city boundaries.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82 DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85 DATE(S) OF REVISIONS: 12-85 AGENCY(IES) CONTACTED: County Planning			
RESIDENTIAL	508	2000	2508				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	508	2000	2508	TOTAL HOUSING UNITS		315	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	508	55	0.1	RESIDENTIAL	0	0	0	0
POST-1990	2000	260	0.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:			0	INFILL:	5			
				REBUILD:	0			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	5			
ACRES WITH EMPLOYMENT ESTIMATE:			0	LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:			0	FROM:				
EMPLOYEES PER ACRE:			0.0	RESIDENTIAL	0			
				LOCAL-SERVING	0			
OFFICE ACRES:			0	BASIC	0			

NOTES/COMMENTS:

- Bolinas is an unincorporated community in the county's rural Coastal Recreation Corridor (planning area).
- The Bolinas Public Utilities District has imposed a moratorium on new water taps to its system within its service district. This action is assumed to constrain most development until the post-1990 period.
- The Bolinas Gridded Mesa Restoration Plan severely limits the development potential of 327 acres of the Mesa to 75 new housing units. Much of the Mesa area in Bolinas contains poor soils for septic systems, and the existing sewage disposal facility is at capacity.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82				
				DATE(S) OF LOCAL REVIEW: 2-83, 3-84, 11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED:				
				County Planning				
RESIDENTIAL	120	0	120					
LOCAL-SERVING	0	0	0					
BASIC	0	0	0					
MIXED USES	0	0	0					
ALL USES	120	0	120	TOTAL HOUSING UNITS 413				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	120	413	3.4	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 0				INFILL: 120				
				REBUILD: 0				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 120				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES: 0				BASIC 0				

NOTES/COMMENTS:

- a. This study area represents the remaining unincorporated area within the Coastal Recreation Corridor: Dillon Beach, Tomales, Olema, and Muir Beach.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83, 3-84, 12-85			
				DATE(S) OF REVISIONS: 12-85			
				AGENCY(IES) CONTACTED:			
				Planning			
RESIDENTIAL	257	30	287	TOTAL HOUSING UNITS			
LOCAL-SERVING	69	0	69	732			
BASIC	3	0	3				
MIXED USES	0	0	0				
ALL USES	329	30	359				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
							TOTAL
1980-1990	257	702	2.7	RESIDENTIAL	0	0	0
POST-1990	30	30	1.0	LOCAL-SERVING	0	0	0
				BASIC	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ACRES WITH EMPLOYMENT ESTIMATE:		0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ESTIMATED EMPLOYMENT:		0		INFILL:			65
EMPLOYEES PER ACRE:		0.0		REBUILD:			63
OFFICE ACRES:		14		CONVERSION:			0
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:			128
ACRES WITH EMPLOYMENT ESTIMATE:		0		LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT:		0		FROM:			
EMPLOYEES PER ACRE:		0.0		RESIDENTIAL			0
OFFICE ACRES:		0		LOCAL-SERVING			14
				BASIC			0

NOTES/COMMENTS:

- The Corte Madera area is comprised of the town and the unincorporated area within its urban service area/sphere of influence.
- The post-1990 land corresponds to a redevelopable, 14-acre school site and to steep infill sites.
- Although some existing residential development has been constructed at densities of up to 40 units per acre, most of the remaining residential land is subject to environmental constraints, such as steep slopes, unstable soils, and flooding. These conditions limit the potential for high density housing.
- There is potential for mixed use activity, given existing regulations, even though specific acreages were not identified in the survey.
- On November 5, 1985, the voters passed an initiative which sets a two-year moratorium on approvals of most development projects. The only exclusions are single family homes, second dwelling units, and small projects generating five or fewer peak hour trips. The Town will be reviewing its general plan in the next two years and may change substantially its land use policies, affecting the data presented in this summary.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82 DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	311	36	347				
LOCAL-SERVING	4	0	4				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	315	36	351	TOTAL HOUSING UNITS 686			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	311	460	1.5	RESIDENTIAL	0	0	0	0
POST-1990	36	222	6.2	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 4 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 20.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				

OFFICE ACRES: 4				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL:	102		
				REBUILD:	36		
				CONVERSION:	0		
				TOTAL SECOND GROWTH/REDEVELOPMENT:	138		

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0	RESIDENTIAL	0		
				LOCAL-SERVING	36		
				BASIC	0		

OFFICE ACRES: 0							
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NOTES/COMMENTS:

- The Fairfax sphere of influence includes the town and extensive undeveloped, unincorporated land that is primarily in public or quasi-public use.
- Land with long-term development potential is comprised of three school sites that could redevelop with residential uses.
- Severe environmental constraints, primarily steep slopes, preclude high density development on all but a few of the town's remaining residential sites.
- The mixed use acreage is actually 0.2 acre, with residential as the secondary use and local-serving as the primary use.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	7719	0	7719				
LOCAL-SERVING	3	0	3				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	7722	0	7722	TOTAL HOUSING UNITS 357			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	7719	357	0.1	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				0	EMPLOYEES PER ACRE:		0.0	
ESTIMATED EMPLOYMENT:				0.0				
EMPLOYEES PER ACRE:								
OFFICE ACRES:								
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:				INFILL:			17	
ESTIMATED EMPLOYMENT:				REBUILD:			0	
EMPLOYEES PER ACRE:				CONVERSION:			0	
OFFICE ACRES:				TOTAL SECOND GROWTH/REDEVELOPMENT:			17	
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL			0	
				LOCAL-SERVING			0	
				BASIC			0	

NOTES/COMMENTS:

- This study area corresponds to the county's Inland Rural planning area.
- The available land is associated with the very rural Nicasio Valley and San Geronimo areas.
- The average residential density is less than 0.05 units per acre.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82 DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: County Planning			
RESIDENTIAL	42	0	42				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	42	0	42	TOTAL HOUSING UNITS 167			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	42	167	4.0	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							

OFFICE ACRES: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 42				
				REBUILD: 0				
				CONVERSION: 0				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 42				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:				
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0				
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 0				
				BASIC 0				

OFFICE ACRES: 0								
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NOTES/COMMENTS:

- a. Inverness Park is an unincorporated community in the county's Coastal Recreation Corridor.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				City Planning			
				County Planning			
RESIDENTIAL	434	0	434				
LOCAL-SERVING	65	0	65				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	499	0	499				
				TOTAL HOUSING UNITS		1289	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	434	1289	3.0	RESIDENTIAL	0	0	0	0	
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
ACRES WITH EMPLOYMENT ESTIMATE:				0	UNITS PER AC:		0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:									
EMPLOYEES PER ACRE:				0.0					
OFFICE ACRES:				38					
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE					
ACRES WITH EMPLOYMENT ESTIMATE:				0					
ESTIMATED EMPLOYMENT:				0					
EMPLOYEES PER ACRE:				0.0					
OFFICE ACRES:				0					
				INFILL:					44
				REBUILD:					75
				CONVERSION:					0
				TOTAL SECOND GROWTH/REDEVELOPMENT:					119
				LAND USE SHIFT OF DEVELOPED ACREAGE					
				FROM:					
				RESIDENTIAL					24
				LOCAL-SERVING					28
				BASIC					0

NOTES/COMMENTS:

- a. The Larkspur sphere of influence includes the unincorporated communities of Kentfield, Greenbrae, and Kent Woodlands in addition to the city.
- b. Residential densities for specific sites vary from 15 units per acre to less than 1 unit per acre. This variation results in an average weighted density of 4.9 units per acre.
- c. Most of the remaining large, developable parcels are subject to environmental constraints: steep slopes and unstable soils.
- d. Redevelopable sites include the Marin Sanitary District (for residential), the Niven Nursery (for residential), Bon Air (for local-serving), and Tiscorni (for local-serving).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82 DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85 DATE(S) OF REVISIONS: 4-84 AGENCY(IES) CONTACTED: City Planning County Planning			
RESIDENTIAL	644	13	657				
LOCAL-SERVING	18	0	18				
BASIC	0	0	0				
MIXED USES	1	0	1				
ALL USES	663	13	676	TOTAL HOUSING UNITS 1043			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	644	981	1.5	RESIDENTIAL	1	0	0	1
POST-1990	13	50	3.8	LOCAL-SERVING	0	1	0	1
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 12 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 24.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 14							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 99			
ESTIMATED EMPLOYMENT: 0				REBUILD: 13			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 112			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 13			
BASIC 0			

NOTES/COMMENTS:

- Included in Mill Valley's sphere of influence are the city and the unincorporated Tamalpais and Homestead Valleys.
- Of the 676 available acres, 102 acres are in the unincorporated valleys.
- The post-1990 acreage consists of two school sites (Homestead and Alto Maguire) with potential for rebuilding with residential (13 acres for 50 units).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
RESIDENTIAL	4876	538	5414	DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
LOCAL-SERVING	228	0	228	DATE(S) OF REVISIONS: 12-85			
BASIC	588	11	599	AGENCY(IES) CONTACTED:			
MIXED USES	43	0	43	City Planning			
ALL USES	5735	549	6284	County Planning			
				TOTAL HOUSING UNITS		11709	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	4876	11440	2.3	RESIDENTIAL	0	0	0	0
POST-1990	538	269	0.5	LOCAL-SERVING	20	23	0	43
				BASIC	23	20	0	43

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ESTIMATED EMPLOYMENT:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	99						

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	308			FROM:			
ESTIMATED EMPLOYMENT:	15000			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	48.7			LOCAL-SERVING	28		
OFFICE ACRES:	396			BASIC	115		

NOTES/COMMENTS:

- The Novato sphere of influence includes the city and unincorporated areas of Blackpoint, Atherton Avenue, Pinheiro Ridge, North Novato, West Novato, Indian Valley, Pacheco Indian Valley College, and Bel Marin Keys.
- The land with long-term development potential is comprised of residential acreage in the Blackpoint area (outside the urban service area) and a portion of the Fireman's Fund property (11 basic acres).
- The mixed use acreage estimate is conservative, since it applies to specific project proposals. Local policies permit additional mixed use development in selected areas.
- Much of the redevelopment potential is associated with the 500-acre Hamilton Air Force Base. The local policy survey data was revised 12-85 to reflect the November 1985 Master Plan. Included in the survey data are 389 acres of redevelopable land: 115 acres for residential (for 2,500 units) and 274 acres for basic activity (office, research and development, and warehousing). As many as 12,000 jobs are estimated for the site. The Master Plan proposal (Berg-Revoir) has yet to be approved by the City. The remaining redevelopable acres correspond to school sites.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
RESIDENTIAL	89	0	89	DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
LOCAL-SERVING	0	0	0	DATE(S) OF REVISIONS: none			
BASIC	0	0	0	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	County Planning			
ALL USES	89	0	89	TOTAL HOUSING UNITS 354			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	89	354	4.0	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				

OFFICE ACRES: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:			89	
				REBUILD:			0	
				CONVERSION:			0	
				TOTAL SECOND GROWTH/REDEVELOPMENT:			89	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL			0	
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING			0	
				BASIC			0	

OFFICE ACRES: 0								
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NOTES/COMMENTS:

- a. Point Reyes Station is an unincorporated community in the county's Coastal Recreation Corridor.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Public Works			
RESIDENTIAL	20	0	20				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	20	0	20	TOTAL HOUSING UNITS 20			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	20	20	1.0	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:			0	INFILL:	20			
				REBUILD:	0			
				CONVERSION:	0			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	20			
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL	0			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING	0			
OFFICE ACRES:			0	BASIC	0			

NOTES/COMMENTS:

- a. Ross is defined as the town of Ross and unincorporated land within the town's sphere of influence.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82				
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED:				
				Public Works				
RESIDENTIAL	223	0	223					
LOCAL-SERVING	2	0	2					
BASIC	0	0	0					
MIXED USES	0	0	0					
ALL USES	225	0	225	TOTAL HOUSING UNITS 255				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	223	255	1.1	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0	
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0	
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	72			
				REBUILD:	0			
				CONVERSION:	2			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	74			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL	0			
				LOCAL-SERVING	2			
OFFICE ACRES:				BASIC	0			

NOTES/COMMENTS:

- San Anselmo's sphere of influence includes the unincorporated community of Sleepy Hollow.
- Much of the remaining acreage planned for residential uses is subject to strict hillside development policies.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: 12-85			
				AGENCY(IES) CONTACTED:			
				City Planning			
				County Planning			
RESIDENTIAL	2062	0	2062				
LOCAL-SERVING	411	15	426				
BASIC	191	0	191				
MIXED USES	74	0	74				
ALL USES	2738	15	2753	TOTAL HOUSING UNITS 5626			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2062	5565	2.7	RESIDENTIAL	0	31	0	31
POST-1990	0	0	0.0	LOCAL-SERVING	74	0	0	74
				BASIC	0	43	0	43
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	61	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC:	4.6	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 298				INFILL:	171			
				REBUILD:	175			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 346				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 67				
OFFICE ACRES: 131				BASIC 21				

NOTES/COMMENTS:

- The San Rafael sphere of influence covers an extensive area, including the unincorporated Las Gallinas Valley communities of Marinwood, Los Ranchitos, Lucas Valley, and Santa Venitia.
- The available land includes 967 acres in the unincorporated areas; of these, 543 acres could accommodate 1751 units.
- The 15 acres with long-term potential include rebuilding in the Northgate Activity Center and four existing gas stations. The ABAS data summary does not reflect the recent draft up-

date/amendment to the Northgate Activity Center Plan. The draft amendment includes revised development potential for specific sites and the transfer of development rights.

- The mixed residential/local-serving acreage includes the Bartel property. The mixed local-serving/basic acreage corresponds to 43 acres approved for 31 commercial/light industrial lots (Cal-Pox Inc.).

(Continued on the next page.)

- e. The data summary above does not reflect the city's draft East San Rafael Neighborhood Plan, currently under review. Also, development potential for the Smith Ranch Airport was not quantified and is not included.
- f. The draft North San Rafael Policy Plan (June 1985) was rejected by the County Planning Commission in favor of a new general plan update for FY1985-86. The A-2 zoning on the St. Vincents and Silveira sites means they were not included in the survey data. The sites will be added to the available land supply when the A-2 zoning is revised. Preliminary estimates by county staff indicate the 1271 acres could accommodate 608 housing units.
- g. There is a petition being circulated within the city for a two year moratorium on development. The petition could be on the June 1986 ballot. If passed, the moratorium could affect the amount and timing of development. The ABAG local policy data summary does not reflect this potential constraint to land availability. The summary indicates all but 15 acres are immediately available, though not necessarily projected to develop by 1990.

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: 4-84			
RESIDENTIAL	236	0	236	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	88	0	88	City Planning			
BASIC	2	0	2	County Planning			
MIXED USES	21	0	21				
ALL USES	347	0	347	TOTAL HOUSING UNITS		602	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	236	600	2.5	RESIDENTIAL	0	1	0	1
POST-1990	0	0	0.0	LOCAL-SERVING	3	18	0	21
				BASIC	18	2	0	20

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			HOUSING UNITS:	2	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:	0			UNITS PER AC:	2.9	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	29						

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL	1		
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING	21		
OFFICE ACRES:	2			BASIC	0		

NOTES/COMMENTS:

- The Sausalito sphere of influence includes unincorporated Marin City.
- Of the total acreage available, 237 acres or 68 percent are located in Marin City. Marin City has 182 acres available for an estimated 198 housing units and 55 acres for local-serving uses.
- The land use shift is from local-serving (schools) to basic and residential uses. The Martin Luther King school is included in the data above as follows: 1.8 acres for 35 units and 17.0 acres for 174 units. These estimates could change to accommodate 276 units (9.5 acres) and a community center.
- The City is preparing the Marinship Specific Plan which could change the local-serving and basic development potentials. Although not quantified, there is significant employment potential in the waterfront area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
				DATE(S) OF REVISIONS: 12-85			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	119	0	119				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	119	0	119	TOTAL HOUSING UNITS 364			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	119	364	3.1	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 48			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 48			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- a. Stinson Beach is an unincorporated community in the county's Coastal Recreation Corridor.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
RESIDENTIAL	1790	29	1819	DATE(S) OF LOCAL REVIEW: 2-83,3-84,11-85			
LOCAL-SERVING	1	0	1	DATE(S) OF REVISIONS: 11-85			
BASIC	0	0	0	AGENCY(IES) CONTACTED:			
MIXED USES	38	0	38	Community Development			
ALL USES	1829	29	1858	County Planning			
				TOTAL HOUSING UNITS		1982	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1790	1684	0.9	RESIDENTIAL	38	0	0	38
POST-1990	29	138	4.8	LOCAL-SERVING	0	38	0	38
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	160	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	4.2	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0					
OFFICE ACRES:			2	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:	110			
				REBUILD:	33			
				CONVERSION:	1			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	144			
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL	0			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING	34			
OFFICE ACRES:			0	BASIC	0			

NOTES/COMMENTS:

- The Tiburon area is defined as the city's sphere of influence which includes the Strawberry area, portions of Ring Mountain, and all of the Tiburon Peninsula except for Belvedere.
- The post-1990 acreage is comprised of three surplus school sites; two are vacant and one has rebuilding potential.
- In the unincorporated Strawberry area, 240 acres for 280 units were identified.
- The land with reuse potential includes three three school sites (for residential use).
- The mixed use acreage corresponds to a 38-acre site recently developed with 160 residential condominiums and 23,000 square feet of commercial (Southern Pacific property).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 2,3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 9			
RESIDENTIAL	42495	5463	47958				
LOCAL-SERVING	1329	142	1471				
BASIC	2316	1121	3437				
MIXED USES	25	0	25				
ALL USES	46165	6726	52891	TOTAL HOUSING UNITS		74581	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	42495	51245	1.2	RESIDENTIAL	0	0	0	0
POST-1990	5463	23336	4.3	LOCAL-SERVING	25	0	0	25
				BASIC	0	25	0	25

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			11	EMPLOYMENT (IF KNOWN):			0
ESTIMATED EMPLOYMENT:			900	UNITS PER AC:			0.0
EMPLOYEES PER ACRE:			81.8	EMPLOYEES PER ACRE:			0.0
OFFICE ACRES:			440				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			386	INFILL:			645
ESTIMATED EMPLOYMENT:			10750	REBUILD:			158
EMPLOYEES PER ACRE:			27.8	CONVERSION:			2
OFFICE ACRES:			1170	TOTAL SECOND GROWTH/REDEVELOPMENT:			805

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			55
LOCAL-SERVING			6
BASIC			2

NOTES/COMMENTS:

- a. The data summary combines all urban and rural areas in Sonoma County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 2,3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED:			
				9			
RESIDENTIAL	9358	4874	14232				
LOCAL-SERVING	1202	97	1299				
BASIC	2043	891	2934				
MIXED USES	25	0	25				
ALL USES	12628	5862	18490				
				TOTAL HOUSING UNITS		56815	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	9358	35553	3.8	RESIDENTIAL	0	0	0	0
POST-1990	4874	21262	4.4	LOCAL-SERVING	25	0	0	25
				BASIC	0	25	0	25
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:								
OFFICE ACRES:								
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:				INFILL:	486			
ESTIMATED EMPLOYMENT:				REBUILD:	158			
EMPLOYEES PER ACRE:				CONVERSION:	2			
OFFICE ACRES:				TOTAL SECOND GROWTH/REDEVELOPMENT:	646			
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL	55			
				LOCAL-SERVING	6			
				BASIC	2			

NOTES/COMMENTS:

- a. The urban area is comprised of the following places: Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, and Sonoma.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED:			
				1			
RESIDENTIAL	33137	589	33726				
LOCAL-SERVING	127	45	172				
BASIC	273	230	503				
MIXED USES	0	0	0				
ALL USES	33537	864	34401	TOTAL HOUSING UNITS 17766			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	33137	15692	0.5	RESIDENTIAL	0	0	0	0
POST-1990	589	2074	3.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							

OFFICE ACRES: 45				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 159			
				REBUILD: 0			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 159			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:			
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0			
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 0			
				BASIC 0			

OFFICE ACRES: 0			
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NOTES/COMMENTS:

- a. The rural area of Sonoma County is comprised of the following places: Boyes Hot Springs, El Verano, Fetters Hot Springs-Agua Caliente, Glen Ellen, Graton, Guerneville, Larkfield-Wikiup, Windsor, and Remainder.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
RESIDENTIAL	202	0	202	DATE(S) OF LOCAL REVIEW: 11-82,11-85			
LOCAL-SERVING	5	0	5	DATE(S) OF REVISIONS: none			
BASIC	0	0	0	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	County Planning			
ALL USES	207	0	207	TOTAL HOUSING UNITS		712	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	202	712	3.5	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT(IF KNOWN):			0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			0				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL:				0
ESTIMATED EMPLOYMENT:			0	REBUILD:				0
EMPLOYEES PER ACRE:			0.0	CONVERSION:				0
OFFICE ACRES:			0	TOTAL SECOND GROWTH/REDEVELOPMENT:				0

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			0
BASIC			0

NOTES/COMMENTS:

- Boyes Hot Springs is an unincorporated community in the Sonoma Valley.
- The ABAG survey quantified vacant land where development at average densities greater than 1 unit per 10 acres is permitted.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	2-82			
				DATE(S) OF LOCAL REVIEW:	11-82,11-85			
				DATE(S) OF REVISIONS:	none			
				AGENCY(IES) CONTACTED:	Public Works			
RESIDENTIAL	476	595	1071					
LOCAL-SERVING	38	0	38					
BASIC	57	70	127					
MIXED USES	0	0	0					
ALL USES	571	665	1236	TOTAL HOUSING UNITS	4001			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	476	2931	6.2	RESIDENTIAL	0	0	0	0
POST-1990	595	1070	1.8	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0	
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0	
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	26			
				REBUILD:	0			
				CONVERSION:	0			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	26			
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:				FROM:				
ESTIMATED EMPLOYMENT:				RESIDENTIAL	0			
EMPLOYEES PER ACRE:				LOCAL-SERVING	0			
OFFICE ACRES:				BASIC	0			

NOTES/COMMENTS:

- The Cloverdale area is defined by the city's LAFCD sphere of influence which is coterminous with the city's urban growth boundary.
- The post-1990 acreage includes 500 acres of hillside residential with a density of one unit per acre, 95 acres for residential that lack public services, and a 70-acre site for an industrial park. This industrial park site lacks public services and has an access (road) constraint.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82, 11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	452	7	459	TOTAL HOUSING UNITS 1090			
LOCAL-SERVING	27	0	27				
BASIC	54	0	54				
MIXED USES	0	0	0				
ALL USES	533	7	540				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	452	1016	2.2	RESIDENTIAL	0	0	0	0
POST-1990	7	74	10.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	9						

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING	0		
OFFICE ACRES:	0			BASIC	0		

NOTES/COMMENTS:

- The Cotati area is defined by the city's sphere of influence.
- The city has a growth management program which limits residential development approvals to 100 units per year.
- The long-term development potential is associated with two sites that have access constraints.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	88	0	88				
LOCAL-SERVING	2	0	2				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	90	0	90	TOTAL HOUSING UNITS 465			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	88	465	5.3	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 2			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 2			

LAND USE SHIFT OF DEVELOPED ACREAGE FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- a. El Verano is an unincorporated community in the Sonoma Valley.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	3-82		
				DATE(S) OF LOCAL REVIEW:	11-82, 11-85		
				DATE(S) OF REVISIONS:	none		
				AGENCY(IES) CONTACTED:	County Planning		
RESIDENTIAL	14	0	14				
LOCAL-SERVING	5	0	5				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	19	0	19	TOTAL HOUSING UNITS		150	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	14	150	10.7	RESIDENTIAL	0	0	0 0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		0		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		0					
EMPLOYEES PER ACRE:		0.0					
OFFICE ACRES:		0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:		13	
ACRES WITH EMPLOYMENT ESTIMATE:		0		REBUILD:		0	
ESTIMATED EMPLOYMENT:		0		CONVERSION:		0	
EMPLOYEES PER ACRE:		0.0		TOTAL SECOND GROWTH/REDEVELOPMENT:		13	
OFFICE ACRES:		0		LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL		0	
				LOCAL-SERVING		0	
				BASIC		0	

NOTES/COMMENTS:

- a. Fetters Hot Springs and Agua Caliente are adjacent unincorporated communities in the Sonoma Valley.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: County Planning			
RESIDENTIAL	0	0	0				
LOCAL-SERVING	3	0	3				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	3	0	3	TOTAL HOUSING UNITS 0			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	0	0	0.0	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:			0	INFILL: 3			
				REBUILD: 0			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 3			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL 0			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING 0			
OFFICE ACRES:			0	BASIC 0			

NOTES/COMMENTS:

- a. Glen Ellen is an unincorporated community at the northern end of the Sonoma Valley.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION					
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82					
				DATE(S) OF LOCAL REVIEW: 11-82,11-85					
				DATE(S) OF REVISIONS: none					
				AGENCY(IES) CONTACTED:					
				County Planning					
RESIDENTIAL	520	0	520						
LOCAL-SERVING	0	0	0						
BASIC	0	0	0						
MIXED USES	0	0	0						
ALL USES	520	0	520	TOTAL HOUSING UNITS		260			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	520	260	0.5	RESIDENTIAL	0	0	0	0	
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0	
ESTIMATED EMPLOYMENT:									
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE					
OFFICE ACRES:				INFILL:	0				
				REBUILD:	0				
				CONVERSION:	0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	0				
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE					
ESTIMATED EMPLOYMENT:				FROM:					
EMPLOYEES PER ACRE:				RESIDENTIAL					0
				LOCAL-SERVING					0
OFFICE ACRES:				BASIC					0

NOTES/COMMENTS:

- a. Graton is an unincorporated community in Sonoma County's Russian River-Coast planning area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	3-82		
				DATE(S) OF LOCAL REVIEW:	11-82, 11-85		
				DATE(S) OF REVISIONS:	none		
				AGENCY(IES) CONTACTED:	County Planning		
RESIDENTIAL	107	0	107				
LOCAL-SERVING	6	0	6				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	113	0	113	TOTAL HOUSING UNITS			355

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	107	355	3.3	RESIDENTIAL	0	0	0 0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	0						
EMPLOYEES PER ACRE:	0.0						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
			0	INFILL:			6
				REBUILD:			0
				CONVERSION:			0
				TOTAL SECOND GROWTH/REDEVELOPMENT:			6

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL			0
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING			0
OFFICE ACRES:	0			BASIC			0

NOTES/COMMENTS:

- Guerneville is an unincorporated community located in the Russian River area.
- The original survey quantified 32 acres available for 105 units. In November 1982, County staff commented that at least 300-400 units could be added within the sanitation district. Assuming 3.3 units per acre, the land supply was increased by 75 acres (for 250 units).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Public Works			
RESIDENTIAL	372	400	772				
LOCAL-SERVING	111	0	111				
BASIC	57	68	125				
MIXED USES	0	0	0				
ALL USES	540	468	1008	TOTAL HOUSING UNITS		3266	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	372	1001	2.7	RESIDENTIAL	0	0	0	0
POST-1990	400	2265	5.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:			6	INFILL:			21
				REBUILD:			1
				CONVERSION:			0
				TOTAL SECOND GROWTH/REDEVELOPMENT:			22

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL			0
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING			0
OFFICE ACRES:			0	BASIC			0

NOTES/COMMENTS:

- The Healdsburg area contains the city and the unincorporated area within the city's planning area where urban development is anticipated. At the time of the local policy survey, Healdsburg did not have an adopted LAFCO sphere.
- The post-1990 acreage is primarily unincorporated area north of the city or east of Highway 101 (on or near Grant Street). The 468 acres lack sewerage and water services and include areas subject to flood or geologic restrictions.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	164	193	357	TOTAL HOUSING UNITS			
LOCAL-SERVING	13	31	44	1125			
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	177	224	401				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	164	138	0.8	RESIDENTIAL	0	0	0	0
POST-1990	193	987	5.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	0			
				REBUILD:	0			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	0			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL	0			
				LOCAL-SERVING	0			
OFFICE ACRES:				BASIC	0			

NOTES/COMMENTS:

- Unincorporated Larkfield-Wikiup is located immediately south of the community of Windsor, and it adjoins the northern boundary of the Santa Rosa sphere.
- Construction of sewer lines and a treatment plant by 1990 will allow medium density residential development on large vacant sites and retail and office uses to occur.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 4-82				
				DATE(S) OF LOCAL REVIEW: 11-82,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	1544	974	2518					
LOCAL-SERVING	108	0	108					
BASIC	476	58	534					
MIXED USES	0	0	0					
ALL USES	2128	1032	3160	TOTAL HOUSING UNITS 9955				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1544	5663	3.7	RESIDENTIAL	0	0	0	0
POST-1990	974	4292	4.4	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0								
OFFICE ACRES: 26				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL: 55				
ACRES WITH EMPLOYMENT ESTIMATE: 0				REBUILD: 0				
ESTIMATED EMPLOYMENT: 0				CONVERSION: 0				
EMPLOYEES PER ACRE: 0.0				TOTAL SECOND GROWTH/REDEVELOPMENT: 55				
OFFICE ACRES: 104				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL 0				
				LOCAL-SERVING 0				
				BASIC 0				

NOTES/COMMENTS:

- Petaluma is defined as the area within the city's 1982 LAFCO sphere of influence.
- Petaluma's residential development control system limits annual housing growth to 5 percent of the present housing stock.
- The post-1990 acreage includes planned developments with major service constraints and vacant, uncommitted sites with moderate to major urban service constraints.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	30989	396	31385	TOTAL HOUSING UNITS			
LOCAL-SERVING	53	14	67	10853			
BASIC	179	230	409				
MIXED USES	0	0	0				
ALL USES	31221	640	31861				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	30989	9766	0.3	RESIDENTIAL	0	0	0	0
POST-1990	396	1087	2.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				EMPLOYMENT(IF KNOWN): 0			
ESTIMATED EMPLOYMENT: 0				UNITS PER AC: 0.0			
EMPLOYEES PER ACRE: 0.0				EMPLOYEES PER ACRE: 0.0			

OFFICE ACRES: 14				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 133			
				REBUILD: 0			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 133			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:			
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0			
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 0			
				BASIC 0			

NOTES/COMMENTS:

- The Remainder area corresponds to the remaining unincorporated, rural areas outside the cities' spheres of influence planning areas and outside the specific unincorporated communities summarized separately.
- The available land includes rural residential areas planned for densities of at least 1 dwelling unit per 10 acres. Areas planned for lower residential densities were not included in the available land summary.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 4-83			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	517	705	1222				
LOCAL-SERVING	181	88	269				
BASIC	469	0	469				
MIXED USES	0	0	0				
ALL USES	1167	793	1960	TOTAL HOUSING UNITS		8665	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	517	3665	7.1	RESIDENTIAL	0	0	0	0
POST-1990	705	5000	7.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE: 11				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT: 900								
EMPLOYEES PER ACRE: 81.8								
OFFICE ACRES: 24				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:	20			
ACRES WITH EMPLOYMENT ESTIMATE: 229				REBUILD:	0			
ESTIMATED EMPLOYMENT: 8000				CONVERSION:	0			
EMPLOYEES PER ACRE: 34.9				TOTAL SECOND GROWTH/REDEVELOPMENT:	20			
OFFICE ACRES: 229				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL	0			
				LOCAL-SERVING	0			
				BASIC	0			

NOTES/COMMENTS:

- The Rohnert Park study area includes the area within the city's 1983 LAFCO sphere of influence.
- When the sphere was expanded in 1983, the estimate of post-1990 available land was added by ABAG staff, based on comments from city staff regarding preliminary Projections'83.
- Hewlett-Packard is building an electronics manufacturing plant on 199 acres. An estimated 6000 workers will be employed at the facility upon its completion, according to local estimates.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED:			
				Community Development			
RESIDENTIAL	5736	1678	7414				
LOCAL-SERVING	698	0	698				
BASIC	908	674	1582				
MIXED USES	25	0	25				
ALL USES	7367	2352	9719	TOTAL HOUSING UNITS		26756	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	5736	19785	3.4	RESIDENTIAL	0	0	0	0
POST-1990	1678	6971	4.2	LOCAL-SERVING	25	0	0	25
				BASIC	0	25	0	25

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT (IF KNOWN):			0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			297				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			157	INFILL:			158
ESTIMATED EMPLOYMENT:			2750	REBUILD:			157
EMPLOYEES PER ACRE:			17.5	CONVERSION:			0
OFFICE ACRES:			837	TOTAL SECOND GROWTH/REDEVELOPMENT:			315

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			55
LOCAL-SERVING			6
BASIC			0

NOTES/COMMENTS:

- The Santa Rosa area includes unincorporated areas within the city's LAFCO sphere which is coterminous with the city's year 2000 urban boundary.
- The August 1984 revisions incorporated site specific general plan amendments from 1983.
- The post-1990 land supply corresponds to areas lacking sewer and/or water service commitments. Included are the 733-acre Walter property (for residential use) and the 580-acre old airport site (for basic activity).
- The redevelopment potential is associated with local-serving and basic activity.
- The mixed use acreage combines local-serving and basic activities at the Santa Rosa Business Park.
- The average residential densities are based on a variety of permitted densities. Recent projects have been built at the higher end of permitted ranges. Between 1980 and 1983, projects have averaged 5.9 units per acre. In 1984, projects were constructed at an average of 9.3 units per acre. Approximately 4500 acres are planned for very low densities of 1 unit per acre; this acreage pulls the areawide averages down.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 2-82			
RESIDENTIAL	133	85	218	DATE(S) OF LOCAL REVIEW: 11-82,11-85			
LOCAL-SERVING	33	0	33	DATE(S) OF REVISIONS: none			
BASIC	22	0	22	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	City Manager			
ALL USES	188	85	273	TOTAL HOUSING UNITS 782			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	133	602	4.5	RESIDENTIAL	0	0	0	0
POST-1990	85	180	2.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:			22	INFILL:	74			
				REBUILD:	0			
				CONVERSION:	2			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	76			
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL	0			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING	0			
OFFICE ACRES:			0	BASIC	2			

NOTES/COMMENTS:

- Sebastopol is defined by the city's LAFCO sphere of influence.
- The long-term land supply is "planned urban expansion" and subject to major service constraints including drainage, access, and sewer problems.
- The residential acreage represents both vacant and underdeveloped sites as identified in the 1981 draft general policies plan.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	3-82
RESIDENTIAL	128	430	558	DATE(S) OF LOCAL REVIEW:	11-82, 11-85
LOCAL-SERVING	6	9	15	DATE(S) OF REVISIONS:	none
BASIC	0	21	21	AGENCY(IES) CONTACTED:	Planning
MIXED USES	0	0	0		
ALL USES	134	460	594	TOTAL HOUSING UNITS	2300

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	128	890	7.0	RESIDENTIAL	0	0	0	0
POST-1990	430	1410	3.3	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:								
OFFICE ACRES:								
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:				INFILL:	94			
ESTIMATED EMPLOYMENT:				REBUILD:	0			
EMPLOYEES PER ACRE:				CONVERSION:	0			
OFFICE ACRES:				TOTAL SECOND GROWTH/REDEVELOPMENT:	94			
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL	0			
				LOCAL-SERVING	0			
				BASIC	0			

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: County Planning			
RESIDENTIAL	1053	0	1053				
LOCAL-SERVING	40	0	40				
BASIC	94	0	94				
MIXED USES	0	0	0				
ALL USES	1187	0	1187	TOTAL HOUSING UNITS 3846			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1053	3846	3.7	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0					
OFFICE ACRES:			0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:	2			
				REBUILD:	0			
				CONVERSION:	0			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	2			
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL	0			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING	0			
OFFICE ACRES:			0	BASIC	0			

NOTES/COMMENTS:

- Windsor is an unincorporated community located 8 miles north of Santa Rosa on Highway 101.
- The basic acreage has potential for industrial park development.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82 DATE(S) OF LOCAL REVIEW: 11-82,11-85 DATE(S) OF REVISIONS: See Places AGENCY(IES) CONTACTED: 5			
RESIDENTIAL	2637	3527	6164	TOTAL HOUSING UNITS 14573			
LOCAL-SERVING	16	38	54				
BASIC	1782	1950	3732				
MIXED USES	0	0	0				
ALL USES	4435	5515	9950				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2637	8447	3.2	RESIDENTIAL	0	0	0	0
POST-1990	3527	6126	1.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:		0.0	EMPLOYEES PER ACRE: 0.0	
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0					

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
			0	INFILL:		567	
				REBUILD:		18	
				CONVERSION:		0	
				TOTAL SECOND GROWTH/REDEVELOPMENT:		585	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			230	FROM:			
ESTIMATED EMPLOYMENT:			3450	RESIDENTIAL		0	
EMPLOYEES PER ACRE:			15.0	LOCAL-SERVING		0	
OFFICE ACRES:			0	BASIC		0	

NOTES/COMMENTS:

- a. All urban and rural places in Napa County are included in this county summary.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	3-82		
				DATE(S) OF LOCAL REVIEW:	11-82, 11-85		
				DATE(S) OF REVISIONS:	See Places		
				AGENCY(IES) CONTACTED:	5		
RESIDENTIAL	1964	2922	4886				
LOCAL-SERVING	16	38	54				
BASIC	296	30	326				
MIXED USES	0	0	0				
ALL USES	2276	2990	5266	TOTAL HOUSING UNITS			10436
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	1964	6332	3.2	RESIDENTIAL	0	0	0 0
POST-1990	2922	4104	1.4	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		0		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		0					
EMPLOYEES PER ACRE:		0.0					
OFFICE ACRES:		0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:		564	
ACRES WITH EMPLOYMENT ESTIMATE:		230		REBUILD:		18	
ESTIMATED EMPLOYMENT:		3450		CONVERSION:		0	
EMPLOYEES PER ACRE:		15.0		TOTAL SECOND GROWTH/REDEVELOPMENT:		582	
OFFICE ACRES:		0		LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL		0	
				LOCAL-SERVING		0	
				BASIC		0	

NOTES/COMMENTS:

- a. The urban summary combines the data for the city spheres of influence: Calistoga, Napa, St. Helena, and Yountville.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82				
				DATE(S) OF LOCAL REVIEW: 11-82, 11-85				
				DATE(S) OF REVISIONS: See Places				
				AGENCY(IES) CONTACTED: 1				
RESIDENTIAL	673	605	1278					
LOCAL-SERVING	0	0	0					
BASIC	1486	1920	3406					
MIXED USES	0	0	0					
ALL USES	2159	2525	4684	TOTAL HOUSING UNITS		4137		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	673	2115	3.1	RESIDENTIAL	0	0	0	0
POST-1990	605	2022	3.3	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ACRES WITH EMPLOYMENT ESTIMATE: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ESTIMATED EMPLOYMENT: 0				INFILL: 3				
EMPLOYEES PER ACRE: 0.0				REBUILD: 0				
OFFICE ACRES: 0				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 3				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
OFFICE ACRES: 0				LOCAL-SERVING 0				
				BASIC 0				

NOTES/COMMENTS:

- a. The rural area includes the unincorporated places of Angwin, American Canyon, Deer Park, and Remainder.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82 DATE(S) OF LOCAL REVIEW: 11-82,11-85 DATE(S) OF REVISIONS: 8-84 AGENCY(IES) CONTACTED: County Conservation, Development, and Planning Department			
RESIDENTIAL	312	318	630				
LOCAL-SERVING	0	0	0				
BASIC	295	0	295				
MIXED USES	0	0	0				
ALL USES	607	318	925	TOTAL HOUSING UNITS 2066			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	312	1048	3.4	RESIDENTIAL	0	0	0	0
POST-1990	318	1018	3.2	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0 UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ACRES WITH EMPLOYMENT ESTIMATE:			0					
ESTIMATED EMPLOYMENT:			0					
EMPLOYEES PER ACRE:			0.0					

OFFICE ACRES: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:	3			
				REBUILD:	0			
				CONVERSION:	0			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	3			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL 0				
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING 0				
OFFICE ACRES:			0	BASIC 0				

NOTES/COMMENTS:

- The American Canyon area corresponds to the unincorporated community as defined by the incorporation study area, including the western supplemental area.
- The 1984 revisions included an exemption from Measure A (which limits housing units in the unincorporated area). An additional 205 acres for 656 potential units were included in the post-1990 land supply. An industrial park, 188 acres in the western supplemental area, that had been part of the post-1990 land supply, was shifted into the 1980-1990 acreage. Grading on this site was begun but not completed.
- Except for exempted projects (from Measure A), approximately 34 units per year is assumed to be permitted for the American Canyon area. Additional lands in the eastern supplemental area that are zoned for agriculture are not included in the land summary.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82 DATE(S) OF LOCAL REVIEW: 11-82 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: County Conservation, Development, and Planning Department			
RESIDENTIAL	20	25	45				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	20	25	45	TOTAL HOUSING UNITS		180	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	20	80	4.0	RESIDENTIAL	0	0	0	0
POST-1990	25	100	4.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES: 0				INFILL: 0			
				REBUILD: 0			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:			
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0			
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 0			
				BASIC 0			
OFFICE ACRES: 0							

NOTES/COMMENTS:

- The unincorporated Angwin area is defined by its 1980 Census designated place boundaries.
- Residential land availability is subject to the County's growth management initiative which applies to all of the unincorporated area. Angwin's available land was staged to accommodate less than 10 units per year.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
RESIDENTIAL	0	917	917	DATE(S) OF LOCAL REVIEW: 11-82,11-85			
LOCAL-SERVING	0	38	38	DATE(S) OF REVISIONS: none			
BASIC	0	30	30	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	Planning Consultant			
ALL USES	0	985	985	TOTAL HOUSING UNITS 1390			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	0	0	0.0	RESIDENTIAL	0	0	0 0
POST-1990	917	1390	1.5	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES: 0				INFILL: 0			
				REBUILD: 18			
				CONVERSION: 0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 18			
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT: 0				FROM:			
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0			
				LOCAL-SERVING 0			
OFFICE ACRES: 0				BASIC 0			

NOTES/COMMENTS:

- The study area corresponds to the city of Calistoga and the city's LAFCO sphere of influence, as the city and sphere boundaries are coterminous.
- The available land is constrained by (1) inadequate capacity at the sewage treatment plant, and (2) a specific annual amount of water to become available via the city's N.B.A. Pipeline Project.
- The 18 acres of potential rebuilding activity are located within the city's redevelopment area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Conservation, Development, and Planning Department			
RESIDENTIAL	8	10	18				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	8	10	18	TOTAL HOUSING UNITS 72			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	8	32	4.0	RESIDENTIAL	0	0	0	0
POST-1990	10	40	4.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 0			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- Unincorporated Deer Park is defined by its 1980 Census designated place boundaries.
- Residential land development is subject to the County's growth management initiative. Approximately 4 units per year were assumed to stage land availability over the 1980-2000 period.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED:			
				City Planning			
				County Planning			
RESIDENTIAL	1721	1645	3366				
LOCAL-SERVING	0	0	0				
BASIC	230	0	230				
MIXED USES	0	0	0				
ALL USES	1951	1645	3596	TOTAL HOUSING UNITS 6544			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	1721	4975	2.9	RESIDENTIAL	0	0	0	0	
POST-1990	1645	1569	1.0	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
ACRES WITH EMPLOYMENT ESTIMATE:				0	UNITS PER AC:		0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:				0					
EMPLOYEES PER ACRE:				0.0					
OFFICE ACRES:				0					
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE					
ACRES WITH EMPLOYMENT ESTIMATE:				230	INFILL:				512
ESTIMATED EMPLOYMENT:				3450	REBUILD:				0
EMPLOYEES PER ACRE:				15.0	CONVERSION:				0
OFFICE ACRES:				0	TOTAL SECOND GROWTH/REDEVELOPMENT:				512
				LAND USE SHIFT OF DEVELOPED ACREAGE					
				FROM:					
				RESIDENTIAL					0
				LOCAL-SERVING					0
				BASIC					0

NOTES/COMMENTS:

- The Napa area reflects the city's Rural Urban Limit (RUL) line as revised in 1983 to include the Stanley Ranch and two other areas.
- The 1984 revision changed the study area boundary, though the Stanley Ranch was included in the previous Napa local policy data summary (11-82).
- The available land and housing unit potentials are understated. Since the 1982 survey, the City increased residential densities. Also, the 1984 planning area land use plans indicate several study areas. In order to adequately update the 1982 survey, a site-by-site review will be necessary.
- The post-1990 acreage corresponds to land without adequate sewage facilities and acres in unincorporated islands.
- The 230 basic acres correspond to the Airport North Industrial Park.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82 DATE(S) OF LOCAL REVIEW: 11-82,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: County Conservation, Development, and Planning Department			
RESIDENTIAL	333	252	585				
LOCAL-SERVING	0	0	0				
BASIC	1191	1920	3111				
MIXED USES	0	0	0				
ALL USES	1524	2172	3696	TOTAL HOUSING UNITS 1819			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	333	955	2.9	RESIDENTIAL	0	0	0	0
POST-1990	252	864	3.4	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0 UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 0 ESTIMATED EMPLOYMENT: 0 EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0 ESTIMATED EMPLOYMENT: 0 EMPLOYEES PER ACRE: 0.0				INFILL: 0 REBUILD: 0 CONVERSION: 0 TOTAL SECOND GROWTH/REDEVELOPMENT: 0			
OFFICE ACRES: 0				LAND USE SHIFT OF DEVELOPED ACREAGE FROM: RESIDENTIAL 0 LOCAL-SERVING 0 BASIC 0			

NOTES/COMMENTS:

- a. The remainder of Napa County is the unincorporated territory outside all other study areas.
- b. The residential land reflects the growth management initiative, approved development within the Silverado Community Services District sphere, and an approved project in the Lake Berryessa area.

- c. The basic acreage includes the Airport North Industrial Area (south of Napa and north of American Canyon). The specific plan for this area is to determine whether it will be a county industrial area, within Napa's city sphere, or within American Canyon's sphere.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 11-85			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	105	330	435				
LOCAL-SERVING	16	0	16				
BASIC	54	0	54				
MIXED USES	0	0	0				
ALL USES	175	330	505	TOTAL HOUSING UNITS		1365	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	105	370	3.5	RESIDENTIAL	0	0	0	0
POST-1990	330	995	3.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	6			
				REBUILD:	0			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 6				
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES:				BASIC 0				

NOTES/COMMENTS:

- St. Helena is defined as the area within the city's LAFCO sphere of influence; sphere boundaries are coterminous with city limits.
- The availability of land is affected by sewerage service constraints. A growth moratorium was established in June 1981 due to insufficient sewage treatment capacity; additional capacity was assumed to be available after 1985.
- The city's growth management policy of an average 2.5% rate of population growth is reflected in the staging of the available residential land into the post-1990 period.
- The 1985 revisions revised available residential land (and units). Residential acres were reduced from 896 to 435. The total housing potential was unchanged; however, potential units were shifted from the 1980-1990 category into the post-1990 category to reflect current sewerage problems.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82 DATE(S) OF LOCAL REVIEW: 11-82,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	138	30	168				
LOCAL-SERVING	0	0	0				
BASIC	12	0	12				
MIXED USES	0	0	0				
ALL USES	150	30	180	TOTAL HOUSING UNITS 1137			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	138	987	7.2	RESIDENTIAL	0	0	0	0
POST-1990	30	150	5.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			0				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL:			46
ESTIMATED EMPLOYMENT:			0	REBUILD:			0
EMPLOYEES PER ACRE:			0.0	CONVERSION:			0
OFFICE ACRES:			0	TOTAL SECOND GROWTH/REDEVELOPMENT:			46

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			0
BASIC			0

NOTES/COMMENTS:

- Yountville's city limits are coterminous with its LAFCO sphere of influence.
- The post-1990 acreage corresponds to land that is presently zoned for agriculture but has long-term potential for residential development.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3,4,5-82 DATE(S) OF LOCAL REVIEW: 11-82,11-85 DATE(S) OF REVISIONS: See Places AGENCY(IES) CONTACTED: 7			
RESIDENTIAL	20953	9978	30931				
LOCAL-SERVING	3287	29	3316				
BASIC	8774	8193	16967				
MIXED USES	5	0	5				
ALL USES	33019	18200	51219	TOTAL HOUSING UNITS		77015	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	20953	65073	3.1	RESIDENTIAL	0	5	0	5
POST-1990	9978	11942	1.2	LOCAL-SERVING	5	0	0	5
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0 UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE:		0					
ESTIMATED EMPLOYMENT:		0					
EMPLOYEES PER ACRE:		0.0					

OFFICE ACRES: 2377				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL:		214	
				REBUILD:		249	
				CONVERSION:		83	
				TOTAL SECOND GROWTH/REDEVELOPMENT:		546	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		350		FROM:			
ESTIMATED EMPLOYMENT:		12500		RESIDENTIAL 57			
EMPLOYEES PER ACRE:		35.7		LOCAL-SERVING 5			
OFFICE ACRES:		3333		BASIC 157			

NOTES/COMMENTS:

- a. All urban and rural places in Solano County are included in the data summary.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3,4,5-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 7			
RESIDENTIAL	15458	2555	18013				
LOCAL-SERVING	3287	29	3316				
BASIC	7334	753	8087				
MIXED USES	5	0	5				
ALL USES	26084	3337	29421	TOTAL HOUSING UNITS 73718			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	15458	63562	4.1	RESIDENTIAL	0	5	0	5
POST-1990	2555	10156	4.0	LOCAL-SERVING	5	0	0	5
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				

OFFICE ACRES: 2377				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL:			214
				REBUILD:			249
				CONVERSION:			83
				TOTAL SECOND GROWTH/REDEVELOPMENT:			546

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			350	FROM:			
ESTIMATED EMPLOYMENT:			12500	RESIDENTIAL			57
EMPLOYEES PER ACRE:			35.7	LOCAL-SERVING			5
				BASIC			157
OFFICE ACRES:			3333				

NOTES/COMMENTS:

- a. The urban place summary includes Benecia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION					
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 4-82					
				DATE(S) OF LOCAL REVIEW: 11-82,11-85					
				DATE(S) OF REVISIONS: 12-84,11-85					
				AGENCY(IES) CONTACTED:					
				1					
RESIDENTIAL	5495	7423	12918						
LOCAL-SERVING	0	0	0						
BASIC	1440	7440	8880						
MIXED USES	0	0	0						
ALL USES	6935	14863	21798	TOTAL HOUSING UNITS		3297			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	5495	1511	0.3	RESIDENTIAL	0	0	0	0	
POST-1990	7423	1786	0.2	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
ACRES WITH EMPLOYMENT ESTIMATE:				0	UNITS PER AC:		0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:				0					
EMPLOYEES PER ACRE:				0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				0	INFILL:				0
					REBUILD:				0
					CONVERSION:				0
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:					0
ACRES WITH EMPLOYMENT ESTIMATE:				0	LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				0	FROM:				
EMPLOYEES PER ACRE:				0.0	RESIDENTIAL				0
					LOCAL-SERVING				0
OFFICE ACRES:				0	BASIC				0

NOTES/COMMENTS:

- a. The rural area is the unincorporated Remainder area which is outside all the city spheres of influence.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 4-82	
RESIDENTIAL	1530	0	1530	DATE(S) OF LOCAL REVIEW: 11-82, 11-85	
LOCAL-SERVING	141	0	141	DATE(S) OF REVISIONS: none	
BASIC	808	0	808	AGENCY(IES) CONTACTED:	
MIXED USES	5	0	5	Planning	
ALL USES	2484	0	2484	TOTAL HOUSING UNITS	4228

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1530	4228	2.8	RESIDENTIAL	0	5	0	5
POST-1990	0	0	0.0	LOCAL-SERVING	5	0	0	5
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL			HOUSING UNITS: 0			EMPLOYMENT (IF KNOWN): 0		
ACRES WITH EMPLOYMENT ESTIMATE:		0	UNITS PER AC:	0.0		EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:		0						
EMPLOYEES PER ACRE:		0.0						

OFFICE ACRES:			SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
		8	INFILL:				28
			REBUILD:				0
			CONVERSION:				0
			TOTAL SECOND GROWTH/REDEVELOPMENT:				28

BASIC LAND AND EMPLOYMENT POTENTIAL			LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:		0	FROM:				
ESTIMATED EMPLOYMENT:		0	RESIDENTIAL				0
EMPLOYEES PER ACRE:		0.0	LOCAL-SERVING				0
			BASIC				0

OFFICE ACRES:		
		773

NOTES/COMMENTS:

- a. The study area is Benecia's LAFCO sphere of influence.
- b. The residential land supply includes the remainder of the Southampton project, 1250 acres for 2500 units.
- c. The Industrial Tank buffer area was assumed to have no development potential.

d. The basic acreage is planned for warehouses and/or office uses.

e. Housing potential associated with mixed uses was not identified during the survey.

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 5-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	233	120	353	TOTAL HOUSING UNITS			
LOCAL-SERVING	153	0	153	2147			
BASIC	326	53	379				
MIXED USES	0	0	0				
ALL USES	712	173	885				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	233	1647	7.1	RESIDENTIAL	0	0	0	0
POST-1990	120	500	4.2	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT(IF KNOWN): 0			
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			
EMPLOYEES PER ACRE:			0.0	EMPLOYEES PER ACRE: 0.0			
OFFICE ACRES:			76				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL: 14			
ESTIMATED EMPLOYMENT:			0	REBUILD: 46			
EMPLOYEES PER ACRE:			0.0	CONVERSION: 0			
OFFICE ACRES:			0	TOTAL SECOND GROWTH/REDEVELOPMENT: 60			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			46
LOCAL-SERVING			0
BASIC			0

NOTES/COMMENTS:

- The data summary is for the area within Dixon's sphere of influence.
- The post-1990 land supply is comprised of unincorporated acreages within the sphere of influence.
- The rebuilding potential involves a shift from residential use to commercial use.
- The city's growth management policies establish development priorities rather than specific limits on new housing units.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 11-85			
RESIDENTIAL	5942	0	5942	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	1584	0	1584	Planning			
BASIC	2554	0	2554				
MIXED USES	0	0	0				
ALL USES	10080	0	10080	TOTAL HOUSING UNITS		21376	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	5942	21376	3.6	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				EMPLOYMENT (IF KNOWN): 0			
ESTIMATED EMPLOYMENT: 0				EMPLOYEES PER ACRE: 0.0			
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 1425							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 90			
ESTIMATED EMPLOYMENT: 0				REBUILD: 1			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 806				TOTAL SECOND GROWTH/REDEVELOPMENT: 91			

LAND USE SHIFT OF DEVELOPED ACREAGE				FROM:			
				RESIDENTIAL 1			
				LOCAL-SERVING 0			
				BASIC 0			

NOTES/COMMENTS:

- The available land summary applies to the area within the city's sphere of influence which includes Cordelia.
- The 1985 revision added the Rancho Solano project which is now within the sphere of influence. The City will be annexing 1550 acres; rezoning indicates a maximum of 1200 units for the area. The project was added to the 1980-1990 land supply, though development is likely to extend into the 1990s.
- The land is assumed to be immediately available, since no service or environmental constraints were identified.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 4-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 12-84,11-85			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	5495	7423	12918				
LOCAL-SERVING	0	0	0				
BASIC	1440	7440	8880				
MIXED USES	0	0	0				
ALL USES	6935	14863	21798				
				TOTAL HOUSING UNITS		3297	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	5495	1511	0.3	RESIDENTIAL	0	0	0	0
POST-1990	7423	1786	0.2	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	0			
				REBUILD:	0			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	0			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL				
				LOCAL-SERVING				
OFFICE ACRES:				BASIC				

NOTES/COMMENTS:

- The land summary applies to the unincorporated area outside all other study areas.
- The 1984 revision added the Rancho Solano project which was adjacent to the city of Fairfield's sphere of influence. The 1985 revision removed the project, since Fairfield's sphere was expanded to include it.
- The 1985 revisions to the post-1990 residential land supply removed land now in Vallejo's sphere (part of the Cullinan Ranch) and

added 7423 acres for 1786 units of unincorporated land, including the Stoneridge project of 1576 acres for 427 units with sewerage constraints.

- The 1440 basic acres in the 1980-1990 basic land supply correspond to the Lambie Industrial Park project. The 1985 revision added 7440 acres of basic land to the post-1990 land supply. This acreage is in the Collinsville area and is planned for water dependent industrial uses. The area needs road access.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82				
				DATE(S) OF LOCAL REVIEW: 11-82,11-85				
				DATE(S) OF REVISIONS: 11-85				
				AGENCY(IES) CONTACTED:				
				City Administrator/Planner				
RESIDENTIAL	104	170	274					
LOCAL-SERVING	87	29	116					
BASIC	106	420	526					
MIXED USES	0	0	0					
ALL USES	297	619	916	TOTAL HOUSING UNITS 2717				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	104	611	5.9	RESIDENTIAL	0	0	0	0
POST-1990	170	2106	12.4	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
EMPLOYEES PER ACRE:								
OFFICE ACRES:				INFILL:	15			
				REBUILD:	149			
				CONVERSION:	10			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 174				
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES:				BASIC 114				

NOTES/COMMENTS:

- a. The Rio Vista area is defined by its LAFCO sphere of influence.
- b. The 1985 revisions moved much of the Los Ulpinos project into the post-1990 available land and units categories, 87 acres of the Marbello site into the post-1990 basic land supply, and an additional 78 acres for the new airport into the post-1990 basic land supply.

- c. The post-1990 land supply is comprised of 82 acres of former airport land with residential potential (about 656 units), another 60 acres of airport redevelopment for basic and local-serving uses, the proposed new airport on 293 acres, and much of the residential portion of the Los Ulpinos project (88 acres for 1450 units).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 4-82			
				DATE(S) OF LOCAL REVIEW: 11-82,11-85			
				DATE(S) OF REVISIONS: 2-84			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	843	335	1178				
LOCAL-SERVING	341	0	341				
BASIC	255	280	535				
MIXED USES	0	0	0				
ALL USES	1439	615	2054	TOTAL HOUSING UNITS 7808			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	843	6333	7.5	RESIDENTIAL	0	0	0	0	
POST-1990	335	1475	4.4	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
ACRES WITH EMPLOYMENT ESTIMATE:				0	UNITS PER AC:		0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:				0					
EMPLOYEES PER ACRE:				0.0					
OFFICE ACRES:				193					
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE					
ACRES WITH EMPLOYMENT ESTIMATE:				0	INFILL:				0
ESTIMATED EMPLOYMENT:				0	REBUILD:				10
EMPLOYEES PER ACRE:				0.0	CONVERSION:				5
OFFICE ACRES:				400	TOTAL SECOND GROWTH/REDEVELOPMENT:				15
				LAND USE SHIFT OF DEVELOPED ACREAGE					
				FROM:					
				RESIDENTIAL					10
				LOCAL-SERVING					5
				BASIC					0

NOTES/COMMENTS:

- The study area is Suisun City's sphere of influence.
- The 1984 revisions reflect information in the city's new 1984 housing element.
- Major residential sites include the remainder of Dover Terrace (215 acres for 1153 units), the Bidstrup property (30 acres for 433 units), and Quail Glen (475 units on 95 acres). The Hofmann Ranch annexation proposal, 300 acres for 1300 units, is included in the post-1990 land supply.
- The 280 acres that are unavailable for basic development until the 1990s are planned for industrial use but are presently in agricultural use. The city does not plan to provide services to this area before 1990.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 3-82				
				DATE(S) OF LOCAL REVIEW: 11-82,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED: Planning & Community Development				
RESIDENTIAL	3890	500	4390	TOTAL HOUSING UNITS 20218				
LOCAL-SERVING	705	0	705					
BASIC	2717	0	2717					
MIXED USES	0	0	0					
ALL USES	7312	500	7812					
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	3890	17718	4.6	RESIDENTIAL	0	0	0	0
POST-1990	500	2500	5.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
EMPLOYEES PER ACRE:				INFILL:	42			
OFFICE ACRES:				REBUILD:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:	0			
ACRES WITH EMPLOYMENT ESTIMATE:				TOTAL SECOND GROWTH/REDEVELOPMENT:	42			
ESTIMATED EMPLOYMENT:				LAND USE SHIFT OF DEVELOPED ACREAGE				
EMPLOYEES PER ACRE:				FROM:				
OFFICE ACRES:				RESIDENTIAL	0			
				LOCAL-SERVING	0			
				BASIC	0			

NOTES/COMMENTS:

- The Vacaville area is the city's sphere of influence as of 1982.
- The post-1990 acreage is an agricultural area proposed for inclusion into the city's sphere.
- Although additional water supplies and sewage treatment capacity are needed before 1990, plans/financing are underway to obtain these services.
- Major industrial sites include Chevron's Vaca Valley Business Park, the 620-acre Chevron property north of the business park, and Southern Pacific (500 acres).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	4-82
RESIDENTIAL	2916	1430	4346	DATE(S) OF LOCAL REVIEW:	11-82, 11-85
LOCAL-SERVING	276	0	276	DATE(S) OF REVISIONS:	11-85
BASIC	568	0	568	AGENCY(IES) CONTACTED:	Planning
MIXED USES	0	0	0		
ALL USES	3760	1430	5190	TOTAL HOUSING UNITS	15224

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2916	11649	4.0	RESIDENTIAL	0	0	0	0
POST-1990	1430	3575	2.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0				EMPLOYMENT (IF KNOWN): 0	
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0			EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:			0						
EMPLOYEES PER ACRE:			0.0						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
			170	INFILL:				25
				REBUILD:				43
				CONVERSION:				68
				TOTAL SECOND GROWTH/REDEVELOPMENT:				136

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			350	FROM:				
ESTIMATED EMPLOYMENT:			12500	RESIDENTIAL				0
EMPLOYEES PER ACRE:			35.7	LOCAL-SERVING				0
OFFICE ACRES:			436	BASIC				43

NOTES/COMMENTS:

- The land summary is for the area within the city's sphere of influence, including all of the Cullinan Ranch.
- The post-1990 acreage corresponds to the Cullinan Ranch area, which is unincorporated and lacks urban services, including 970 acres for about 2425 units that were formerly in the Remainder area data summary.
- The rebuilding acreage involves redevelopment of industrial land with commercial (local-serving) activity.
- The data summary does not include the relocation of Marine World to the Lake Chabot Golf Course.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81			
				DATE(S) OF LOCAL REVIEW: 1981-1983,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 38			
RESIDENTIAL	46728	19317	66045				
LOCAL-SERVING	4567	525	5092				
BASIC	13717	5149	18866				
MIXED USES	788	739	1527				
ALL USES	65800	25730	91530	TOTAL HOUSING UNITS		237039	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	46728	174751	3.7	RESIDENTIAL	229	203	0	432
POST-1990	19317	56085	2.9	LOCAL-SERVING	218	1309	0	1527
				BASIC	1080	15	0	1095

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 6203				EMPLOYMENT(IF KNOWN): 11786			
ACRES WITH EMPLOYMENT ESTIMATE: 1072				UNITS PER AC: 17.6				EMPLOYEES PER ACRE: 48.9			
ESTIMATED EMPLOYMENT: 53949											
EMPLOYEES PER ACRE: 50.3											

OFFICE ACRES: 1811				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 2299				
				REBUILD: 3377				
				CONVERSION: 913				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 6589				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 2202				FROM:				
ESTIMATED EMPLOYMENT: 70168				RESIDENTIAL 84				
EMPLOYEES PER ACRE: 31.9				LOCAL-SERVING 244				
OFFICE ACRES: 4006				BASIC 1665				

NOTES/COMMENTS:

- a. The East Bay subregion is comprised of Alameda and Contra Costa Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	1-81,11-81		
				DATE(S) OF LOCAL REVIEW:	1981-1983,11-85		
				DATE(S) OF REVISIONS:	See Places		
				AGENCY(IES) CONTACTED:	38		
RESIDENTIAL	39529	18650	58179				
LOCAL-SERVING	3949	502	4451				
BASIC	13686	5149	18835				
MIXED USES	788	739	1527				
ALL USES	57952	25040	82992	TOTAL HOUSING UNITS			218467
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
							TOTAL
1980-1990	39529	158132	4.0	RESIDENTIAL	229	203	0
POST-1990	18650	54132	2.9	LOCAL-SERVING	218	1309	0
				BASIC	1080	15	0
							1095
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	6203	EMPLOYMENT(IF KNOWN):	11786
				UNITS PER AC:	17.6	EMPLOYEES PER ACRE:	48.9
ACRES WITH EMPLOYMENT ESTIMATE:		1072		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ESTIMATED EMPLOYMENT:		53949		INFILL:		2297	
EMPLOYEES PER ACRE:		50.3		REBUILD:		3377	
OFFICE ACRES:		1797		CONVERSION:		913	
				TOTAL SECOND GROWTH/REDEVELOPMENT:		6587	
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		2202		FROM:			
ESTIMATED EMPLOYMENT:		70168		RESIDENTIAL		84	
EMPLOYEES PER ACRE:		31.9		LOCAL-SERVING		244	
OFFICE ACRES:		4006		BASIC		1665	

NOTES/COMMENTS:

- a. The urban area is a summary of the urban areas in Alameda and Contra Costa Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81			
				DATE(S) OF LOCAL REVIEW: 1981-1983,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 2			
RESIDENTIAL	7199	667	7866				
LOCAL-SERVING	618	23	641				
BASIC	31	0	31				
MIXED USES	0	0	0				
ALL USES	7848	690	8538	TOTAL HOUSING UNITS		18572	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	7199	16619	2.3	RESIDENTIAL	0	0	0	0
POST-1990	667	1953	2.9	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	HOUSING UNITS:		0	EMPLOYMENT (IF KNOWN): 0	
ESTIMATED EMPLOYMENT:			0	UNITS PER AC:		0.0	EMPLOYEES PER ACRE: 0.0	
EMPLOYEES PER ACRE:			0.0					
OFFICE ACRES:			14	INFILL: 2				
				REBUILD: 0				
				CONVERSION: 0				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 2				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL		0	
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING		0	
OFFICE ACRES:			0	BASIC		0	

NOTES/COMMENTS:

- a. The East Bay rural area is comprised of the rural places in Alameda and Contra Costa Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81 DATE(S) OF LOCAL REVIEW: 11-81,82,83,85 DATE(S) OF REVISIONS: See Places AGENCY(IES) CONTACTED: 20			
RESIDENTIAL	30014	11577	41591				
LOCAL-SERVING	2862	441	3303				
BASIC	4631	2057	6688				
MIXED USES	106	25	131				
ALL USES	37613	14100	51713	TOTAL HOUSING UNITS		128762	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	30014	91338	3.0	RESIDENTIAL	62	69	0	131
POST-1990	11577	36023	3.1	LOCAL-SERVING	69	62	0	131
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 1401 EMPLOYMENT(IF KNOWN): 4484 UNITS PER AC: 17.4 EMPLOYEES PER ACRE: 316.0			
ACRES WITH EMPLOYMENT ESTIMATE:		575					
ESTIMATED EMPLOYMENT:		28561					
EMPLOYEES PER ACRE:		49.7					

OFFICE ACRES: 1249				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL:		926	
				REBUILD:		1816	
				CONVERSION:		321	
				TOTAL SECOND GROWTH/REDEVELOPMENT:		3063	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		730		FROM:			
ESTIMATED EMPLOYMENT:		23127		RESIDENTIAL		47	
EMPLOYEES PER ACRE:		31.7		LOCAL-SERVING		124	
OFFICE ACRES:		1134		BASIC		1042	

NOTES/COMMENTS:

- All of the places in Contra Costa County, both urban and rural, are included in the data summary.
- One place, El Cerrito, was surveyed in December of 1980.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81			
				DATE(S) OF LOCAL REVIEW: 11-81,82,83,85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 20			
RESIDENTIAL	22915	10910	33825	TOTAL HOUSING UNITS 110315			
LOCAL-SERVING	2244	418	2662				
BASIC	4602	2057	6659				
MIXED USES	106	25	131				
ALL USES	29867	13410	43277				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	22915	74844	3.3	RESIDENTIAL	62	69	0	131
POST-1990	10910	34070	3.1	LOCAL-SERVING	69	62	0	131
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 1401				EMPLOYMENT (IF KNOWN): 4484			
ACRES WITH EMPLOYMENT ESTIMATE: 575				UNITS PER AC: 17.4				EMPLOYEES PER ACRE: 318.0			
ESTIMATED EMPLOYMENT: 28561											
EMPLOYEES PER ACRE: 49.7											

OFFICE ACRES: 1235				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 926				
				REBUILD: 1816				
				CONVERSION: 321				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 3063				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 730				FROM:				
ESTIMATED EMPLOYMENT: 23127				RESIDENTIAL 47				
EMPLOYEES PER ACRE: 31.7				LOCAL-SERVING 124				
OFFICE ACRES: 1134				BASIC 1042				

NOTES/COMMENTS:

- The urban area contains the following places:
Alamo, Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, Rodeo-Crockett, San Pablo, San Ramon, Walnut Creek, and West Pittsburg.
- One place, El Cerrito, was surveyed in December 1980.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81			
				DATE(S) OF LOCAL REVIEW: 11-81,82,83,85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 1			
RESIDENTIAL	7099	667	7766				
LOCAL-SERVING	618	23	641				
BASIC	29	0	29				
MIXED USES	0	0	0				
ALL USES	7746	690	8436	TOTAL HOUSING UNITS		18447	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	7099	16494	2.3	RESIDENTIAL	0	0	0 0
POST-1990	667	1953	2.9	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:							
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:				INFILL:	0		
				REBUILD:	0		
				CONVERSION:	0		
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	0		
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT:				FROM:			
EMPLOYEES PER ACRE:				RESIDENTIAL	0		
				LOCAL-SERVING	0		
OFFICE ACRES:				BASIC	0		

NOTES/COMMENTS:

- a. The rural area is comprised of Bethel Island, Discovery Bay, Oakley-Sand Hill, Remainder of San Ramon Valley, and Remainder (of county) areas.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	11-81		
				DATE(S) OF LOCAL REVIEW:	11-82, 11-83, 11-85		
				DATE(S) OF REVISIONS:	11-84		
				AGENCY(IES) CONTACTED:	County Planning		
RESIDENTIAL	1109	430	1539				
LOCAL-SERVING	7	0	7				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	1116	430	1546	TOTAL HOUSING UNITS			1261
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	1109	938	0.8	RESIDENTIAL	0	0	0 0
POST-1990	430	323	0.8	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		0		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		0					
EMPLOYEES PER ACRE:		0.0					
OFFICE ACRES:		2		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:			2
ACRES WITH EMPLOYMENT ESTIMATE:		0		REBUILD:			0
ESTIMATED EMPLOYMENT:		0		CONVERSION:			0
EMPLOYEES PER ACRE:		0.0		TOTAL SECOND GROWTH/REDEVELOPMENT:			2
OFFICE ACRES:		0		LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL			0
				LOCAL-SERVING			0
				BASIC			0

NOTES/COMMENTS:

- Alamo is an unincorporated area between Walnut Creek and Danville that is outside the cities' spheres of influence. It does not include the Blackhawk development.
- The 1984 revision recoded the land data to reflect the new sphere boundary for Danville and added the Bogue Ranch property (430 acres for 323 potential units) to the post-1990 land supply. It should be noted that local policy on this property is subject to refinement/change when a specific proposal is reviewed by the County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
RESIDENTIAL	1520	3100	4620	DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
LOCAL-SERVING	156	291	447	DATE(S) OF REVISIONS: 11-84			
BASIC	626	584	1210	AGENCY(IES) CONTACTED:			
MIXED USES	16	0	16	Development Services			
ALL USES	2318	3975	6293	TOTAL HOUSING UNITS		22738	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
1980-1990	1520	6954	4.6	RESIDENTIAL	16	0	0
POST-1990	3100	15609	5.0	LOCAL-SERVING	0	16	0
				BASIC	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 175			
ACRES WITH EMPLOYMENT ESTIMATE:		0		UNITS PER AC:	11.2	EMPLOYMENT (IF KNOWN):	0
ESTIMATED EMPLOYMENT:		0				EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:		0.0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:		157		INFILL:			17
				REBUILD:			18
				CONVERSION:			38
				TOTAL SECOND GROWTH/REDEVELOPMENT:			73

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		FROM:			
ESTIMATED EMPLOYMENT:		0		RESIDENTIAL			0
EMPLOYEES PER ACRE:		0.0		LOCAL-SERVING			4
OFFICE ACRES:		14		BASIC			22

NOTES/COMMENTS:

- a. The Antioch area corresponds to the city's LAFCO sphere of influence as of 1984.
- b. In 1984, the land data was revised to reflect current sphere boundaries. City staff submitted data (August 1984) from a People for Open Space survey of available housing sites. Given time constraints and a preliminary review of the city's data which indicated that the POS survey data was similar to the original ABAG data, substantial revisions were not made to the local policy survey data.
- c. The Delta Landing project proposal is not reflected in the data. The vacant U.S. Steel properties are assumed to be available for industrial (basic) development activity. Recent project proposals include residential, commercial, recreational, and light industrial uses for this waterfront area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: County Planning			
RESIDENTIAL	460	167	627				
LOCAL-SERVING	33	16	49				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	493	183	676	TOTAL HOUSING UNITS 1390			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	460	1000	2.2	RESIDENTIAL	0	0	0	0
POST-1990	167	390	2.3	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:			0	INFILL: 0			
				REBUILD: 0			
				CONVERSION: 0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT:			0	FROM:			
EMPLOYEES PER ACRE:			0.0	RESIDENTIAL 0			
				LOCAL-SERVING 0			
OFFICE ACRES:			0	BASIC 0			

NOTES/COMMENTS:

- Bethel Island is an unincorporated community in the delta area in eastern Contra Costa County.
- The land with post-1990 development potential is subject to sewerage and water service constraints. Poor soils for septic tanks mean connections to public facilities are required for all except very rural residential uses.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION					
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81					
				DATE(S) OF LOCAL REVIEW: 11-82, 11-83, 11-85					
				DATE(S) OF REVISIONS: 11-83, 10-84					
				AGENCY(IES) CONTACTED: Planning					
RESIDENTIAL	894	1260	2154						
LOCAL-SERVING	83	0	83						
BASIC	196	0	196						
MIXED USES	0	0	0						
ALL USES	1173	1260	2433	TOTAL HOUSING UNITS		9639			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	894	4293	4.8	RESIDENTIAL	0	0	0	0	
POST-1990	1260	5346	4.2	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0	
ACRES WITH EMPLOYMENT ESTIMATE:				0					
ESTIMATED EMPLOYMENT:				0					
EMPLOYEES PER ACRE:				0.0					
OFFICE ACRES:				54					
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE					
ACRES WITH EMPLOYMENT ESTIMATE:				0					
ESTIMATED EMPLOYMENT:				0					
EMPLOYEES PER ACRE:				0.0					
OFFICE ACRES:				42					
				INFILL:					29
				REBUILD:					10
				CONVERSION:					0
				TOTAL SECOND GROWTH/REDEVELOPMENT:					39
				LAND USE SHIFT OF DEVELOPED ACREAGE					
				FROM:					
				RESIDENTIAL					0
				LOCAL-SERVING					0
				BASIC					0

NOTES/COMMENTS:

- The Brentwood area corresponds to the city's 1984 sphere of influence.
- The original data was updated in 1983 and 1984, based on site specific data provided by city staff and a new LAFCO sphere. The land data includes projects constructed since April 1980.
- The long-term potential corresponds to land that may not have sewerage and water facilities available until the 1990s.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	11-81
RESIDENTIAL	589	454	1043	DATE(S) OF LOCAL REVIEW:	11-82, 11-83, 11-85
LOCAL-SERVING	15	40	55	DATE(S) OF REVISIONS:	none
BASIC	0	0	0	AGENCY(IES) CONTACTED:	
MIXED USES	0	0	0	City Planner	
ALL USES	604	494	1098	County Planning	
				TOTAL HOUSING UNITS	2018
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL	
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY SECONDARY TERTIARY TOTAL
1980-1990	589	1152	2.0	RESIDENTIAL	0 0 0 0
POST-1990	454	866	1.9	LOCAL-SERVING	0 0 0 0
				BASIC	0 0 0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0 EMPLOYMENT (IF KNOWN): 0
				UNITS PER AC:	0.0 EMPLOYEES PER ACRE: 0.0
ACRES WITH EMPLOYMENT ESTIMATE: 30				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE	
ESTIMATED EMPLOYMENT: 750				INFILL:	4
EMPLOYEES PER ACRE: 25.0				REBUILD:	25
OFFICE ACRES: 55				CONVERSION:	29
				TOTAL SECOND GROWTH/REDEVELOPMENT:	58
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE	
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:	
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL	0
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING	5
OFFICE ACRES: 0				BASIC	24

NOTES/COMMENTS:

- The Clayton area includes the city and unincorporated land (primarily the Keller Ranch) within the city's LAFCO sphere.
- Most of the residential development potential is associated with the Keller Ranch project: 417 units on 215 acres in the short term, and 833 units on 430 acres in the long term.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: 10-84			
RESIDENTIAL	1017	173	1190	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	250	0	250	City Planning			
BASIC	729	0	729	County Planning			
MIXED USES	11	0	11				
ALL USES	2007	173	2180	TOTAL HOUSING UNITS		9348	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1017	8630	8.5	RESIDENTIAL	11	0	0	11
POST-1990	173	573	3.3	LOCAL-SERVING	0	11	0	11
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		56		HOUSING UNITS:	145	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:		8298		UNITS PER AC:	13.8	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:		149.5					
OFFICE ACRES:		130					

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		FROM:			
ESTIMATED EMPLOYMENT:		0		RESIDENTIAL			
EMPLOYEES PER ACRE:		0.0		LOCAL-SERVING			
OFFICE ACRES:		39		BASIC			

NOTES/COMMENTS:

- The Concord area includes the city's sphere of influence and the Newhall property adjacent to the city's southern sphere boundary.
- The survey update revised available land estimates for the unincorporated Buchanan Field area to reflect the County's General Plan Amendment.
- The post-1990 acreage represents the Newhall property, an area that city policy describes as a residential reserve in the southern study area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: 8-84,11-84,4-85			
				AGENCY(IES) CONTACTED:			
				County Planning			
				City Planning			
RESIDENTIAL	3334	515	3849				
LOCAL-SERVING	55	17	72				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	3389	532	3921	TOTAL HOUSING UNITS 5503			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	3334	5112	1.5	RESIDENTIAL	0	0	0	0
POST-1990	515	391	0.8	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							

OFFICE ACRES: 43				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 3				
				REBUILD: 0				
				CONVERSION: 0				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 3				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:				
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0				
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 0				
				BASIC 0				

OFFICE ACRES: 0			
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NOTES/COMMENTS:

- Danville is defined as the area within the city's 1984 sphere of influence.
- The 1984 and 1985 revisions reflect information provided by the new city planning department (8-84), the establishment of a sphere of influence (11-84), and data from the county planning department that was prepared for the ABAG/MTC I580-I680 Corridor Study (4-85) incorporating changes to the Hansen Lane/Edmonston Ranch project and the Dougherty Road General Plan Amendment.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	578	0	578				
LOCAL-SERVING	146	0	146				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	724	0	724	TOTAL HOUSING UNITS 3953			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	578	3953	6.8	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 0							
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 2							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 0			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- a. Discovery Bay is an unincorporated community in eastern Contra Costa County on Indian Slough.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 12-80			
				DATE(S) OF LOCAL REVIEW: 11-81,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	51	24	75				
LOCAL-SERVING	3	0	3				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	54	24	78	TOTAL HOUSING UNITS		405	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	51	357	7.0	RESIDENTIAL	0	0	0	0
POST-1990	24	48	2.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 2							
ESTIMATED EMPLOYMENT: 912							
EMPLOYEES PER ACRE: 396.5							

OFFICE ACRES: 1				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 12				
				REBUILD: 5				
				CONVERSION: 2				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 19				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
ACRES WITH EMPLOYMENT ESTIMATE: 0				RESIDENTIAL 0				
ESTIMATED EMPLOYMENT: 0				LOCAL-SERVING 3				
EMPLOYEES PER ACRE: 0.0				BASIC 0				

OFFICE ACRES: 0			
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NOTES/COMMENTS:

- El Cerrito is the area within the city's sphere of influence which includes unincorporated Kensington.
- The post-1990 acreage is located in the hill areas; development must take landslide hazards into consideration.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81 DATE(S) OF LOCAL REVIEW: 11-81,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: City Planner City Manager's Office			
RESIDENTIAL	365	898	1263				
LOCAL-SERVING	63	8	71				
BASIC	0	677	677				
MIXED USES	0	25	25				
ALL USES	428	1608	2036	TOTAL HOUSING UNITS 4686			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	365	1668	4.6	RESIDENTIAL	0	25	0	25
POST-1990	898	3018	3.4	LOCAL-SERVING	25	0	0	25
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			11	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			240				
EMPLOYEES PER ACRE:			22.2				

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
			27	INFILL:			2	
				REBUILD:			0	
				CONVERSION:			0	
				TOTAL SECOND GROWTH/REDEVELOPMENT:			2	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL			0	
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING			0	
OFFICE ACRES:			117	BASIC			0	

NOTES/COMMENTS:

- The Hercules area is defined by the city's sphere of influence as of 1981. The sphere stretches to Franklin Canyon.
- The post-1990 land is constrained by insufficient sewage treatment capacity. The city has undertaken a project to resolve the capacity problem.
- The number of housing units associated with the mixed use land was not identified during the survey.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85				
				DATE(S) OF REVISIONS: 8-84				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	1664	670	2334					
LOCAL-SERVING	4	0	4					
BASIC	0	0	0					
MIXED USES	0	0	0					
ALL USES	1668	670	2338	TOTAL HOUSING UNITS		1003		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1664	946	0.6	RESIDENTIAL	0	0	0	0
POST-1990	670	57	0.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 3				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 260								
EMPLOYEES PER ACRE: 86.7								
OFFICE ACRES: 4				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL: 4				
ACRES WITH EMPLOYMENT ESTIMATE: 0				REBUILD: 0				
ESTIMATED EMPLOYMENT: 0				CONVERSION: 0				
EMPLOYEES PER ACRE: 0.0				TOTAL SECOND GROWTH/REDEVELOPMENT: 4				
OFFICE ACRES: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL 0				
				LOCAL-SERVING 0				
				BASIC 0				

NOTES/COMMENTS:

- The Lafayette area corresponds to the city's sphere of influence as of 1984.
- The post-1990 land supply corresponds to areas planned for open space with very limited residential development permitted.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				City Planning			
				County Planning			
RESIDENTIAL	830	1347	2177				
LOCAL-SERVING	148	0	148				
BASIC	25	0	25				
MIXED USES	29	0	29				
ALL USES	1032	1347	2379	TOTAL HOUSING UNITS 6091			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DJ/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	830	3698	4.5	RESIDENTIAL	29	0	0	29
POST-1990	1347	1893	1.4	LOCAL-SERVING	0	29	0	29
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 500				EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 17.3				EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0											
EMPLOYEES PER ACRE: 0.0											

OFFICE ACRES: 66				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 10				
				REBUILD: 58				
				CONVERSION: 11				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 79				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:				
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0				
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 19				
OFFICE ACRES: 0				BASIC 0				

NOTES/COMMENTS:

- The Martinez area includes unincorporated areas within the city's sphere of influence.
- The post-1990 available land is subject to either environmental constraints and/or presently lacks the necessary service infrastructure. It includes areas in the Alhambra Hills and the Franklin Hills.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	11-81
RESIDENTIAL	2024	675	2699	DATE(S) OF LOCAL REVIEW:	11-82, 11-83, 11-85
LOCAL-SERVING	82	0	82	DATE(S) OF REVISIONS:	none
BASIC	0	0	0	AGENCY(IES) CONTACTED:	Town Manager
MIXED USES	0	0	0		
ALL USES	2106	675	2781	TOTAL HOUSING UNITS	1966

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
1980-1990	2024	1654	0.8	RESIDENTIAL	0	0	0
POST-1990	675	312	0.5	LOCAL-SERVING	0	0	0
				BASIC	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		INFILL:		19	
ESTIMATED EMPLOYMENT:		0		REBUILD:		54	
EMPLOYEES PER ACRE:		0.0		CONVERSION:		0	
OFFICE ACRES:		20		TOTAL SECOND GROWTH/REDEVELOPMENT:		73	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		FROM:			
ESTIMATED EMPLOYMENT:		0		RESIDENTIAL		0	
EMPLOYEES PER ACRE:		0.0		LOCAL-SERVING		0	
OFFICE ACRES:		0		BASIC		0	

NOTES/COMMENTS:

- The Moraga area corresponds to the town's current LAFCO sphere of influence which is coterminous with city limits.
- The post-1990 land supply is comprised of 135 acres in an open space district with a maximum potential for 12 units, due to environmental constraints, and 540 acres for 300 units in the Indian Valley area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	2188	184	2372				
LOCAL-SERVING	377	0	377				
BASIC	24	0	24				
MIXED USES	0	0	0				
ALL USES	2589	184	2773	TOTAL HOUSING UNITS 9133			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2188	8581	3.9	RESIDENTIAL	0	0	0	0
POST-1990	184	552	3.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	0						

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING	0		
OFFICE ACRES:	0			BASIC	0		

NOTES/COMMENTS:

- The study area corresponds to the portions of unincorporated Oakley and Sand Hill that are outside Antioch's and Brentwood's spheres of influence. It includes the Big Break area, also.
- The 1984 revisions reflect land use policy changes in the Oakley and Big Break areas. The data was also recoded to reflect the new city spheres.
- The land with long-term development potential is subject to inadequate sewage treatment services.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	670	0	670				
LOCAL-SERVING	2	14	16				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	672	14	686	TOTAL HOUSING UNITS 500			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	670	500	0.7	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 16							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 0			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			
OFFICE ACRES: 0				LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL 0			
				LOCAL-SERVING 0			
				BASIC 0			

NOTES/COMMENTS:

- The Orinda area corresponds to the city's sphere of influence as of 1984; the sphere is separate from the spheres for Lafayette and Moraga. Orinda incorporated July 1, 1985.
- In 1984, the land data was recoded to reflect the new sphere boundaries.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81			
				DATE(S) OF LOCAL REVIEW: 11-81,11-85			
				DATE(S) OF REVISIONS: 11-84			
RESIDENTIAL	344	410	754	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	129	18	147	City Public Services			
BASIC	0	10	10	County Planning			
MIXED USES	0	0	0				
ALL USES	473	438	911	TOTAL HOUSING UNITS		2238	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	344	1432	4.2	RESIDENTIAL	0	0	0	0
POST-1990	410	806	2.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			0				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL:			37
ESTIMATED EMPLOYMENT:			0	REBUILD:			0
EMPLOYEES PER ACRE:			0.0	CONVERSION:			0
OFFICE ACRES:			0	TOTAL SECOND GROWTH/REDEVELOPMENT:			37

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			0
BASIC			0

NOTES/COMMENTS:

- The Pinole area corresponds to the city's sphere of influence, which includes the unincorporated communities of Tara Hills, Montalvin Manor, Bayview, and portions of El Sobrante.
- The 1984 revisions changed data for the unincorporated area to reflect county general plan amendments in Montara Bay.
- The availability of land for development is constrained by inadequate sewage treatment capacity.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85				
				DATE(S) OF REVISIONS: 8-84				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	1537	142	1679					
LOCAL-SERVING	174	0	174					
BASIC	1777	132	1909					
MIXED USES	0	0	0					
ALL USES	3488	274	3762	TOTAL HOUSING UNITS		9706		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1537	9062	5.9	RESIDENTIAL	0	0	0	0
POST-1990	142	644	4.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ACRES WITH EMPLOYMENT ESTIMATE: 12								
ESTIMATED EMPLOYMENT: 12								
EMPLOYEES PER ACRE: 1.0								
OFFICE ACRES: 14				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 29				
				REBUILD: 271				
				CONVERSION: 0				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 300				
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:				
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0				
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 27				
				BASIC 162				
OFFICE ACRES: 143								

NOTES/COMMENTS:

- The Pittsburg area reflects the city's sphere of influence as of 1984, which includes most of unincorporated West Pittsburg.
- The 1984 revisions reflect a review of city comments in November 1983 and recoding data to the new sphere.
- The post-1990 land supply includes the Dow Chemical site (132 basic acres) and redevelopment of 142 basic acres for 644 residential units (Chevron site).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: 11-84			
RESIDENTIAL	804	0	804	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	260	0	260	City Planning			
BASIC	10	0	10	County Planning			
MIXED USES	15	0	15				
ALL USES	1089	0	1089	TOTAL HOUSING UNITS		3918	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	804	3662	4.6	RESIDENTIAL	3	12	0	15
POST-1990	0	0	0.0	LOCAL-SERVING	12	3	0	15
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		231		HOUSING UNITS:		256	
ESTIMATED EMPLOYMENT:		9643		EMPLOYMENT (IF KNOWN):		0	
EMPLOYEES PER ACRE:		41.8		UNITS PER AC:		16.6	
				EMPLOYEES PER ACRE:		0.0	
OFFICE ACRES:		236					

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		FROM:			
ESTIMATED EMPLOYMENT:		0		RESIDENTIAL			
EMPLOYEES PER ACRE:		0.0		LOCAL-SERVING			
OFFICE ACRES:		0		BASIC			

NOTES/COMMENTS:

- The Pleasant Hill area includes unincorporated land within the city's LAFCO sphere of influence.
- The 1984 revisions incorporated new data for the Pleasant Hill BART station study area, which reflect the county's general plan amendment for the area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	1-81, 11-81
RESIDENTIAL	170	316	486	DATE(S) OF LOCAL REVIEW:	11-81, 82, 83, 85
LOCAL-SERVING	8	7	15	DATE(S) OF REVISIONS:	8-84
BASIC	5	0	5	AGENCY(IES) CONTACTED:	County Planning
MIXED USES	0	0	0		
ALL USES	183	323	506	TOTAL HOUSING UNITS	1492

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	170	481	2.8	RESIDENTIAL	0	0	0	0
POST-1990	316	1011	3.2	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	0						
EMPLOYEES PER ACRE:	0.0						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
	7			INFILL:			0
				REBUILD:			0
				CONVERSION:			0
				TOTAL SECOND GROWTH/REDEVELOPMENT:			0

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL			0
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING			0
				BASIC			0

OFFICE ACRES:							
	0						

NOTES/COMMENTS:

- The Remainder area is comprised of all unincorporated territory outside all other study areas. It includes the community of Port Costa and scattered rural residential enclaves.
- Developable land is located primarily in census tracts 3551.02 (295 residential acres) and 3040 (105 residential acres).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,2-81			
				DATE(S) OF LOCAL REVIEW: 11-81,11-85			
				DATE(S) OF REVISIONS: 12-84			
				AGENCY(IES) CONTACTED:			
				Planning			
				Redevelopment			
RESIDENTIAL	2405	597	3002	TOTAL HOUSING UNITS			
LOCAL-SERVING	223	30	253	14031			
BASIC	444	621	1065				
MIXED USES	5	0	5				
ALL USES	3077	1248	4325				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2405	10064	4.2	RESIDENTIAL	0	5	0	5
POST-1990	597	3892	6.5	LOCAL-SERVING	5	0	0	5
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL		HOUSING UNITS: 75		EMPLOYMENT(IF KNOWN): 2000	
ACRES WITH EMPLOYMENT ESTIMATE:	174	UNITS PER AC:	75.0	EMPLOYEES PER ACRE:	487.8
ESTIMATED EMPLOYMENT:	1490				
EMPLOYEES PER ACRE:	8.6				

OFFICE ACRES:		38		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE	
				INFILL:	197
				REBUILD:	968
				CONVERSION:	187
				TOTAL SECOND GROWTH/REDEVELOPMENT:	1352

BASIC LAND AND EMPLOYMENT POTENTIAL		LAND USE SHIFT OF DEVELOPED ACREAGE	
ACRES WITH EMPLOYMENT ESTIMATE:	347	FROM:	
ESTIMATED EMPLOYMENT:	5125	RESIDENTIAL	0
EMPLOYEES PER ACRE:	14.8	LOCAL-SERVING	4
OFFICE ACRES:	0	BASIC	831

NOTES/COMMENTS:

- The Richmond area includes the unincorporated areas within the city's LAFCO sphere of influence: North Richmond, East Richmond Heights, and most of El Sobrante.
- The 1984 revisions increased development potential in the Downtown/City Center area, based on new information submitted by city staff.
- Concerning the housing potential associated with mixed use acreage, only 1 acre had housing potential identified (75 units). The remaining 4 acres have an unspecified housing potential.
- Concerning redevelopment, the 831 acres developed with basic uses in 1980, primarily the Hilltop Tank Farm and the Marina area, are to redevelop with other uses/activity.

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81			
				DATE(S) OF LOCAL REVIEW: 11-82, 11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	140	0	140				
LOCAL-SERVING	65	0	65				
BASIC	30	0	30				
MIXED USES	0	0	0				
ALL USES	235	0	235	TOTAL HOUSING UNITS 816			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	140	816	5.8	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0					
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:			0.0	EMPLOYEES PER ACRE: 0.0	
ESTIMATED EMPLOYMENT:			0						
EMPLOYEES PER ACRE:			0.0						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
			40	INFILL:			0	
				REBUILD:			0	
				CONVERSION:			15	
				TOTAL SECOND GROWTH/REDEVELOPMENT:			15	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL			0	
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING			0	
OFFICE ACRES:			0	BASIC			0	

NOTES/COMMENTS:

- The study area combines the County Planning Department's Crockett and Rodeo planning areas.
- The 1984 revisions reflect the County's Crockett Area General Plan (November 1983) and the Rodeo Area General Plan (February 1984).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81			
RESIDENTIAL	91	0	91	DATE(S) OF LOCAL REVIEW: 11-81, 11-85			
LOCAL-SERVING	21	0	21	DATE(S) OF REVISIONS: none			
BASIC	13	0	13	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	Community Development			
ALL USES	125	0	125	TOTAL HOUSING UNITS 1029			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
1980-1990	91	1029	11.3	RESIDENTIAL	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0
				BASIC	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		0		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
EMPLOYEES PER ACRE:		0.0		INFILL:		26	
OFFICE ACRES:		7		REBUILD:		79	
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:		0	
ACRES WITH EMPLOYMENT ESTIMATE:		1		TOTAL SECOND GROWTH/REDEVELOPMENT:		105	
ESTIMATED EMPLOYMENT:		22		LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE:		44.0		FROM:			
OFFICE ACRES:		2		RESIDENTIAL		1	
				LOCAL-SERVING		35	
				BASIC		0	

NOTES/COMMENTS:

- San Pablo corresponds to the city's sphere of influence.
- Concerning basic acreage with employment identified, the actual number is 0.5, hence 44 employees per acre.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	11-81		
				DATE(S) OF LOCAL REVIEW:	11-82, 11-83, 11-85		
				DATE(S) OF REVISIONS:	8-84, 4-85		
				AGENCY(IES) CONTACTED:			
RESIDENTIAL	2156	197	2353		City Planning		
LOCAL-SERVING	341	0	341		County Planning		
BASIC	627	0	627				
MIXED USES	0	0	0				
ALL USES	3124	197	3321	TOTAL HOUSING UNITS	7552		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2156	7434	3.4	RESIDENTIAL	0	0	0	0
POST-1990	197	118	0.6	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:	28			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	1564						
EMPLOYEES PER ACRE:	56.5						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
			239	INFILL:	4		
				REBUILD:	0		
				CONVERSION:	0		
				TOTAL SECOND GROWTH/REDEVELOPMENT:	4		

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	382			FROM:			
ESTIMATED EMPLOYMENT:	17980			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	47.1			LOCAL-SERVING	0		
OFFICE ACRES:	627			BASIC	0		

NOTES/COMMENTS:

- The San Ramon area corresponds to the city's new LAFCO sphere of influence, specifically categories A and B as defined by LAFCO in November 1984.
- The 1984 and 1985 revisions reflect updated information on specific projects and general plan amendments in addition to the new sphere boundary. Land adjacent to I-680, that is currently planned for agriculture, was not included in the available land summary.
- Of the basic acreage, 585 acres apply to the Bishop Ranch project.
- The city is in the process of revising its general plan; therefore, the available land and housing estimates could change in the near future.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85			
				DATE(S) OF REVISIONS: 11-84			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	3703	0	3703				
LOCAL-SERVING	54	0	54				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	3757	0	3757	TOTAL HOUSING UNITS 2479			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	3703	2479	0.7	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT(IF KNOWN):			0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			0.0				

OFFICE ACRES: 5				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 0			
				REBUILD: 0			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL 0			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING 0			
				BASIC 0			

OFFICE ACRES: 0			
-----------------	--	--	--

NOTES/COMMENTS:

- The remainder of the San Ramon Area is comprised of unincorporated lands outside the Danville and San Ramon spheres of influence and outside the Alamo study area. It includes land within the area generally known as the San Ramon Valley which includes adjacent valleys and hills.
- The 1984 revisions reflect the new city sphere boundaries.
- Most of the available land is associated with the Blackhawk (Country Club) development.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81	
RESIDENTIAL	1371	18	1389	DATE(S) OF LOCAL REVIEW: 11-82,11-83,11-85	
LOCAL-SERVING	163	0	163	DATE(S) OF REVISIONS: 11-84	
BASIC	125	0	125	AGENCY(IES) CONTACTED:	
MIXED USES	30	0	30	Community Development	
ALL USES	1689	18	1707	County Planning	
				TOTAL HOUSING UNITS	5867
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL	
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY SECONDARY TERTIARY TOTAL
1980-1990	1371	5443	4.0	RESIDENTIAL	3 27 0 30
POST-1990	18	174	9.7	LOCAL-SERVING	27 3 0 30
				BASIC	0 0 0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	250 EMPLOYMENT(IF KNOWN): 2484
ACRES WITH EMPLOYMENT ESTIMATE: 28				UNITS PER AC:	27.8 EMPLOYEES PER ACRE: 248.4
ESTIMATED EMPLOYMENT: 5392				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE	
EMPLOYEES PER ACRE: 189.9					
OFFICE ACRES: 86				INFILL:	125
BASIC LAND AND EMPLOYMENT POTENTIAL				REBUILD:	105
ACRES WITH EMPLOYMENT ESTIMATE: 0				CONVERSION:	0
ESTIMATED EMPLOYMENT: 0				TOTAL SECOND GROWTH/REDEVELOPMENT:	230
EMPLOYEES PER ACRE: 0.0				LAND USE SHIFT OF DEVELOPED ACREAGE	
OFFICE ACRES: 125				FROM:	
				RESIDENTIAL	36
				LOCAL-SERVING	6
				BASIC	0

NOTES/COMMENTS:

a. The Walnut Creek area includes the area within the city's LAFCO sphere of influence and two vacant properties immediately adjacent to the sphere boundary (Post and Rancho Paraiso). These two properties account for 510 units based on average allowable densities (units per gross acre) rather than specific project proposals.

b. The 1984 revision removed the Bogue Ranch property (430 acres for 323 potential units) from the city's data summary and included it in the Alamo area summary. The property is

adjacent to Walnut Creek's sphere, but county staff do not believe it will develop within the city.

c. The mixed use acreage is located in the city's Core Area and involves a shift of 26 acres from existing residential to mixed uses, including residential.

d. A major shift in community policy occurred in November 1985, when the voters approved the Traffic Control Initiative. This action will constrain the amount of land available for development within Walnut Creek city limits

and may also affect land in the unincorporated area. Preliminary analysis by city staff indicates that between 1985 and 1990, land available in the Walnut Creek area is approximately 190 acres. For the post-1990 period, total available land is estimated at 800 acres. The ABAG local policy data will be revised to reduce the development potential for 1980-1990 and increase the post-1990 land supply (when the 1980-1985 growth is quantified in 1986).

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	11-81
RESIDENTIAL	0	0	0	DATE(S) OF LOCAL REVIEW:	11-82, 11-83, 11-85
LOCAL-SERVING	0	0	0	DATE(S) OF REVISIONS:	none
BASIC	0	33	33	AGENCY(IES) CONTACTED:	
MIXED USES	0	0	0	County Planning	
ALL USES	0	33	33	City Planning	
				TOTAL HOUSING UNITS	0

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	0	0	0.0	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:			0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
EMPLOYEES PER ACRE:			0.0	INFILL:				0
OFFICE ACRES:			0	REBUILD:				0
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:				0
				TOTAL SECOND GROWTH/REDEVELOPMENT:				0
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:			0	FROM:				
EMPLOYEES PER ACRE:			0.0	RESIDENTIAL				0
				LOCAL-SERVING				0
OFFICE ACRES:			25	BASIC				0

NOTES/COMMENTS:

- a. The study area represents the portion of the West Pittsburg area that is outside the city of Pittsburg's LAFCO sphere. Most of the unincorporated West Pittsburg area is within the city's sphere; and its available land is included in the Pittsburg summary.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81			
				DATE(S) OF LOCAL REVIEW: 11-81,9-82,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 18			
RESIDENTIAL	16714	7740	24454				
LOCAL-SERVING	1705	84	1789				
BASIC	9086	3092	12178				
MIXED USES	682	714	1396				
ALL USES	28187	11630	39817	TOTAL HOUSING UNITS 108277			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	16714	83413	5.0	RESIDENTIAL	167	134	0	301
POST-1990	7740	20062	2.6	LOCAL-SERVING	149	1247	0	1396
				BASIC	1080	15	0	1095

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 4802				EMPLOYMENT(IF KNOWN): 7302			
ACRES WITH EMPLOYMENT ESTIMATE: 497				UNITS PER AC: 17.6				EMPLOYEES PER ACRE: 32.2			
ESTIMATED EMPLOYMENT: 25388											
EMPLOYEES PER ACRE: 51.1											

OFFICE ACRES: 562				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 1373			
				REBUILD: 1561			
				CONVERSION: 592			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 3526			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 1472				FROM:			
ESTIMATED EMPLOYMENT: 47041				RESIDENTIAL 37			
EMPLOYEES PER ACRE: 32.0				LOCAL-SERVING 120			
OFFICE ACRES: 2872				BASIC 623			

NOTES/COMMENTS:

- a. The data summary is for all urban and rural places in Alameda County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81,11-81			
				DATE(S) OF LOCAL REVIEW: 11-81,9-82,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 18			
RESIDENTIAL	16614	7740	24354				
LOCAL-SERVING	1705	84	1789				
BASIC	9084	3092	12176				
MIXED USES	682	714	1396				
ALL USES	28085	11630	39715	TOTAL HOUSING UNITS		108152	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	16614	83288	5.0	RESIDENTIAL	167	134	0 301
POST-1990	7740	20062	2.6	LOCAL-SERVING	149	1247	0 1396
				BASIC	1080	15	0 1095
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	4802	EMPLOYMENT(IF KNOWN):	7302
ACRES WITH EMPLOYMENT ESTIMATE: 497				UNITS PER AC:	17.6	EMPLOYEES PER ACRE:	32.2
ESTIMATED EMPLOYMENT: 25388				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
EMPLOYEES PER ACRE: 51.1							
OFFICE ACRES: 562				INFILL:	1371		
				REBUILD:	1561		
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:	592		
ACRES WITH EMPLOYMENT ESTIMATE: 1472				TOTAL SECOND GROWTH/REDEVELOPMENT:		3524	
ESTIMATED EMPLOYMENT: 47041				LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE: 32.0				FROM:			
OFFICE ACRES: 2872				RESIDENTIAL		37	
				LOCAL-SERVING		120	
				BASIC		623	

NOTES/COMMENTS:

- a. The urban area corresponds to the following places: Alameda, Albany, Berkeley, Castro Valley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, San Lorenzo, and Union City.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81 DATE(S) OF LOCAL REVIEW: 9-82,11-85 DATE(S) OF REVISIONS: 10-84 AGENCY(IES) CONTACTED: 1			
RESIDENTIAL	100	0	100				
LOCAL-SERVING	0	0	0				
BASIC	2	0	2				
MIXED USES	0	0	0				
ALL USES	102	0	102	TOTAL HOUSING UNITS 125			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	100	125	1.2	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ESTIMATED EMPLOYMENT:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	0						

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING	0		
OFFICE ACRES:	0			BASIC	0		

NOTES/COMMENTS:

- a. The rural area is the Remainder study area in Alameda County, which is unincorporated and outside all other places.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 9-82,11-85			
				DATE(S) OF REVISIONS: 12-85			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	581	10	591				
LOCAL-SERVING	59	0	59				
BASIC	381	0	381				
MIXED USES	31	0	31				
ALL USES	1052	10	1062	TOTAL HOUSING UNITS 4702			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	581	4139	7.1	RESIDENTIAL	31	0	0	31
POST-1990	10	121	12.1	LOCAL-SERVING	0	31	0	31
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 442				EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 14.0				EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0											
EMPLOYEES PER ACRE: 0.0											
OFFICE ACRES: 27											

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 35			
ESTIMATED EMPLOYMENT: 0				REBUILD: 10			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 66			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 111			
OFFICE ACRES: 361				LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL 0			
				LOCAL-SERVING 12			
				BASIC 46			

NOTES/COMMENTS:

- The study area is the city of Alameda.
- The 1985 revisions reflect the Marina Village Master Plan Amendment (October 1984). Land uses were changed to accommodate more local-serving activity (restaurants, retail commercial, and office) and less residential (from 1000 units to 292 new units, excluding 84 units built prior to 1980).
- The post-1990 acreage corresponds to a site with an undetermined housing potential. ABAG staff estimated 121 potential units.
- Residential development is subject to Measure A (passed by the voters in 1973) and Ordinance 1693 N.S. Measure A limited new multiple family construction to duplex units. In "special multi-family" zones, a minimum of 2000 square feet of building site area per unit is required. Multi-family complexes can be rebuilt, but no additional units can be constructed.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81			
				DATE(S) OF LOCAL REVIEW: 11-81,11-85			
				DATE(S) OF REVISIONS: 7-84			
				AGENCY(IES) CONTACTED:			
				Public Works			
				Planning			
RESIDENTIAL	30	0	30	TOTAL HOUSING UNITS			
LOCAL-SERVING	25	72	97	968			
BASIC	1	0	1				
MIXED USES	28	0	28				
ALL USES	84	72	156				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	30	632	21.4	RESIDENTIAL	28	0	0	28
POST-1990	0	0	0.0	LOCAL-SERVING	0	28	0	28
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	336	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	12.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
EMPLOYEES PER ACRE:								
OFFICE ACRES:				INFILL:	3			
				REBUILD:	28			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	31			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL				
				LOCAL-SERVING				
OFFICE ACRES:				BASIC				

NOTES/COMMENTS:

- The study area is the city of Albany.
- The 1984 update revised the dwelling unit potential on an 11-acre site to 132 units (12 du/ac).
- ABAG staff assumed 336 potential units (12 du/ac) on a 28-acre site planned for mixed use; city staff did not estimate unit potential for the site.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81			
				DATE(S) OF LOCAL REVIEW: 11-81,11-85			
				DATE(S) OF REVISIONS: 6-84,11-85			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	64	0	64				
LOCAL-SERVING	40	0	40				
BASIC	81	0	81				
MIXED USES	62	0	62				
ALL USES	247	0	247	TOTAL HOUSING UNITS		1432	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	64	415	6.5	RESIDENTIAL	12	50	0	62
POST-1990	0	0	0.0	LOCAL-SERVING	50	12	0	62
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	1017	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	16.4	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:								
OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:				63
				REBUILD:				0
				CONVERSION:				184
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:		247		
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL		0		
				LOCAL-SERVING		1		
OFFICE ACRES:				BASIC		0		

NOTES/COMMENTS:

- The study area is the city of Berkeley.
- The 1984 update removed the former State Schools for the Deaf and Blind site (50 acres) from the available residential land supply.
- The 1985 revision added estimates of vacant residential acreage and housing units derived from the city's vacant lot study (August 1985).
- The residential acreage and units include two projects: a cooperative on University Avenue and a senior project at Delaware and Shattuck. The remaining acreage and units (approximately 62 acres for 350 units) are associated with 320 vacant lots.
- The Santa Fe property along Berkeley's waterfront is not included in the available land supply. It is zoned "Unclassified," and the City is in the process of determining the type and scale of permitted development.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 9-82,11-85			
				DATE(S) OF REVISIONS: 11-85			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	2272	0	2272				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	2272	0	2272				
				TOTAL HOUSING UNITS		9947	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2272	9947	4.4	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	431			
				REBUILD:	324			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:		755		
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL				
				LOCAL-SERVING				
OFFICE ACRES:				BASIC				

NOTES/COMMENTS:

- Data are for the portion of unincorporated Castro Valley outside city spheres of influence (San Leandro and Hayward). Castro Valley is located north of Hayward and east of San Leandro.
- The 1985 revision changed the acres and units for the Jensen Ranch project. The data summary assumes 1916 dwelling units on the 923-acre site.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
RESIDENTIAL	585	1560	2145	DATE(S) OF LOCAL REVIEW: 9-82,11-85			
LOCAL-SERVING	11	0	11	DATE(S) OF REVISIONS: 8-84,5-85			
BASIC	41	1322	1363	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	County Planning			
ALL USES	637	2882	3519	City Planning			
			TOTAL HOUSING UNITS		9159		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	585	3313	5.7	RESIDENTIAL	0	0	0	0
POST-1990	1560	5846	3.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 2				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 270							
EMPLOYEES PER ACRE: 135.0							

OFFICE ACRES: 7				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 21			
				REBUILD: 54			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 75			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 11				FROM:			
ESTIMATED EMPLOYMENT: 425				RESIDENTIAL 0			
EMPLOYEES PER ACRE: 38.6				LOCAL-SERVING 8			
OFFICE ACRES: 0				BASIC 0			

NOTES/COMMENTS:

- Dublin incorporated in February 1982. The study area was revised to reflect the city's new sphere of influence (which extends beyond Croak Road on the east) and the city's general plan (final draft, January 1985).
- The residential development potential assumes 1481 acres available for 4740 units in census tract 4507.02, based on comments by city staff during local review of Projections 85.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81				
				DATE(S) OF LOCAL REVIEW: 11-81,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED: Development				
RESIDENTIAL	20	0	20					
LOCAL-SERVING	12	0	12					
BASIC	0	0	0					
MIXED USES	98	23	121					
ALL USES	130	23	153	TOTAL HOUSING UNITS 2309				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	20	732	36.6	RESIDENTIAL	71	50	0	121
POST-1990	0	0	0.0	LOCAL-SERVING	50	71	0	121
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 1577 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 2				UNITS PER AC: 14.2 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 1600								
EMPLOYEES PER ACRE: 800.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 2				INFILL: 7				
				REBUILD: 128				
				CONVERSION: 8				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 143				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 10				
OFFICE ACRES: 0				BASIC 126				

NOTES/COMMENTS:

- The study area is the city of Emeryville.
- The post-1990 acreage is presently in industrial use and is unlikely to redevelop before the 1990s.
- For mixed use acreage with unidentified housing potential (23 acres), ABAG staff assumed 327 dwelling units for a total of 1577 units associated with mixed use land.
- The available land estimates are derived from the City's 1979 general plan. As local policies for the redevelopment area change, the estimates of development potential will need to be revised.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 9-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				Community Development			
RESIDENTIAL	2981	553	3534				
LOCAL-SERVING	333	0	333				
BASIC	2486	835	3321				
MIXED USES	0	0	0				
ALL USES	5800	1388	7188				
				TOTAL HOUSING UNITS		16292	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	2981	13827	4.6	RESIDENTIAL	0	0	0	0
POST-1990	553	2465	4.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			54	EMPLOYMENT(IF KNOWN):			0
ESTIMATED EMPLOYMENT:			4390	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			82.1				
OFFICE ACRES:			80				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			673	INFILL:			93
ESTIMATED EMPLOYMENT:			25740	REBUILD:			0
EMPLOYEES PER ACRE:			38.2	CONVERSION:			0
OFFICE ACRES:			1436	TOTAL SECOND GROWTH/REDEVELOPMENT:			93

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			0
BASIC			0

NOTES/COMMENTS:

- The Fremont area is defined by the city's LAFCO sphere of influence.
- The long term potential acreage includes a 350-acre site for residential use that is located in a remote hillside area with no sewers, water, or roads and subject to the constraints of the City's hillside ordinance. Also included in the post-1990 land supply are baylands for industrial uses, which lack urban services.
- The residential potential is understated, given city staff comments during local review of draft Projections 85. City staff estimate the supply of potential housing to be 22,200 units, excluding redevelopment potential or lands expected to be available after 1990.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 9-82,11-85			
				DATE(S) OF REVISIONS: 11-84			
				AGENCY(IES) CONTACTED:			
				City Planning			
				County Planning			
RESIDENTIAL	3033	165	3198	TOTAL HOUSING UNITS			
LOCAL-SERVING	221	0	221	21031			
BASIC	1170	90	1260				
MIXED USES	0	0	0				
ALL USES	4424	255	4679				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	3033	18322	6.0	RESIDENTIAL	0	0	0	0
POST-1990	165	2709	16.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			7	EMPLOYMENT(IF KNOWN):			0
ESTIMATED EMPLOYMENT:			1822	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			260.3				
OFFICE ACRES:			163				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL:			371
ESTIMATED EMPLOYMENT:			0	REBUILD:			300
EMPLOYEES PER ACRE:			0.0	CONVERSION:			65
OFFICE ACRES:			498	TOTAL SECOND GROWTH/REDEVELOPMENT:			736

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			21
BASIC			129

NOTES/COMMENTS:

- The Hayward sphere of influence includes the city and unincorporated areas known as Hayward Acres, Cherryland, Mount Eden, La Vista, and Fairview.
- The 1984 update added (1) the Route 238 surplus properties to the available residential land supply, and (2) the Shorelands proposal for commercial, industrial, and recreational uses.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81 DATE(S) OF LOCAL REVIEW: 9-82,11-85 DATE(S) OF REVISIONS: 10-84 AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	1347	648	1995				
LOCAL-SERVING	43	0	43				
BASIC	2852	0	2852				
MIXED USES	0	0	0				
ALL USES	4242	648	4890	TOTAL HOUSING UNITS		8791	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1347	5766	4.3	RESIDENTIAL	0	0	0	0
POST-1990	648	3025	4.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 0							
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 8			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 390				TOTAL SECOND GROWTH/REDEVELOPMENT: 8			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- The Livermore area corresponds to the area within the city's 1984 LAFCD sphere of influence.
- The 1984 revisions added new business park and residential general plan amendments.
- The post-1990 land is located in the northern portion of the city's sphere (Springtown area).
- The timing of development will be affected by the city's 2% population growth policy and by sewage treatment and disposal facilities' capacities. Local policy requires that at least 50% of expanded capacity at the sewage treatment plant be allocated to non-residential uses. The major constraint to future development could be the need for additional capacity in an effluent disposal pipeline or other acceptable means of treated wastewater disposal.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 9-82,11-85				
				DATE(S) OF REVISIONS: 11-85				
RESIDENTIAL	307	19	326	AGENCY(IES) CONTACTED:				
LOCAL-SERVING	219	11	230	Planning				
BASIC	449	322	771					
MIXED USES	0	0	0					
ALL USES	975	352	1327	TOTAL HOUSING UNITS		4627		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	307	4503	14.7	RESIDENTIAL	0	0	0	0
POST-1990	19	124	6.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:								
OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:	51			
				REBUILD:	56			
				CONVERSION:	12			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:		119		
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL		0		
				LOCAL-SERVING		21		
OFFICE ACRES:				BASIC		0		

NOTES/COMMENTS:

- Newark is defined by coterminous city and LAFCO sphere of influence boundaries.
- During the local review of Projections 85 (May 1985), city staff commented that they expected an increase in households of almost 4800 for the 1980-2005 period. This estimate implies a greater housing potential than what was identified in the 1981 Local Policy Survey. Revisions to the data summary in November 1985 added 1018 potential housing units and 408 acres total to the available land supply.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81			
				DATE(S) OF LOCAL REVIEW: 11-81,11-85			
				DATE(S) OF REVISIONS: none			
RESIDENTIAL	581	0	581	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	32	0	32	Planning			
BASIC	689	219	908	Economic Development & Employment			
MIXED USES	40	0	40				
ALL USES	1342	219	1561	TOTAL HOUSING UNITS		3410	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	581	2470	4.2	RESIDENTIAL	18	7	0	25
POST-1990	0	0	0.0	LOCAL-SERVING	22	18	0	40
				BASIC	0	15	0	15

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 940				EMPLOYMENT(IF KNOWN): 400			
ACRES WITH EMPLOYMENT ESTIMATE: 6				UNITS PER AC: 136.7				EMPLOYEES PER ACRE: 26.7			
ESTIMATED EMPLOYMENT: 760											
EMPLOYEES PER ACRE: 126.7											

OFFICE ACRES: 25				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 38				
				REBUILD: 313				
				CONVERSION: 220				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 571				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 17				FROM:				
ESTIMATED EMPLOYMENT: 5096				RESIDENTIAL 9				
EMPLOYEES PER ACRE: 296.3				LOCAL-SERVING 18				
				BASIC 16				

OFFICE ACRES: 46								
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NOTES/COMMENTS:

- The Oakland area corresponds to the city of Oakland.
- The post-1990 available land represents 219 acres at the Oakland Army Base which could become an industrial development site if it is declared surplus by the Federal government.
- Residential development potential, especially on infill sites, is understated significantly due to a lack of available land data (e.g., an inventory of developable sites).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 1-81	
RESIDENTIAL	4	0	4	DATE(S) OF LOCAL REVIEW: 11-81,11-85	
LOCAL-SERVING	0	0	0	DATE(S) OF REVISIONS: none	
BASIC	0	0	0	AGENCY(IES) CONTACTED:	
MIXED USES	0	0	0	Public Works	
ALL USES	4	0	4	Planning	
				TOTAL HOUSING UNITS	15
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL	
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY SECONDARY TERTIARY TOTAL
1980-1990	4	15	4.3	RESIDENTIAL	0 0 0 0
POST-1990	0	0	0.0	LOCAL-SERVING	0 0 0 0
				BASIC	0 0 0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0 EMPLOYMENT(IF KNOWN): 0
				UNITS PER AC:	0.0 EMPLOYEES PER ACRE: 0.0
ACRES WITH EMPLOYMENT ESTIMATE: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE	
ESTIMATED EMPLOYMENT: 0				INFILL:	4
EMPLOYEES PER ACRE: 0.0				REBUILD:	0
OFFICE ACRES: 0				CONVERSION:	0
				TOTAL SECOND GROWTH/REDEVELOPMENT:	4
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE	
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:	
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL	0
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING	0
OFFICE ACRES: 0				BASIC	0

NOTES/COMMENTS:

- a. The study area corresponds to the city of Piedmont.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 9-82,11-85				
				DATE(S) OF REVISIONS: 11-84, 6-85				
				AGENCY(IES) CONTACTED:				
				Planning				
RESIDENTIAL	3974	0	3974					
LOCAL-SERVING	538	1	539					
BASIC	637	260	897					
MIXED USES	389	691	1080					
ALL USES	5538	952	6490					
				TOTAL HOUSING UNITS		11197		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	3974	11197	2.8	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	1080	0	1080
				BASIC	1080	0	0	1080
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 6902				
				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 32.6				
ACRES WITH EMPLOYMENT ESTIMATE: 192								
ESTIMATED EMPLOYMENT: 11419								
EMPLOYEES PER ACRE: 59.5								
OFFICE ACRES: 212				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 28				
				REBUILD: 139				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 167				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES: 109				BASIC 139				

NOTES/COMMENTS:

- The Pleasanton area includes unincorporated areas, such as Castlewood, that are within the city's LAFCO sphere as of 1984.
- City staff prepared a land data base summarized by census tract to identify available vacant land for January 1, 1985. The city's summaries for the Pleasanton portion of tracts were compared with ABAG summaries of the local policy survey data for entire tracts. Where the city's data exceeded ABAG estimates, additional acreages (and/or housing units) were added to the local policy data. Where ABAG estimates were larger, the data was unadjusted. The ABAG

tract summaries include data for other communities (in a tract) as well as land that may have developed between 1980 and 1985. At some time, the ABAG and city data bases will need to be reconciled on a site specific basis to fully update the local policy survey data. The city's 1985 vacant land summary is provided as follows for comparison purposes:

Residential: 2286 acres, 4479 units,
average 2 units/ac.
Local-serving: 302 acres, 12510 employees,
44.1 emp/ac.
Basic: 1389 acres, 47612 employees, 34.3
emp/ac.

Housing units finalized (built) from 1980 through 1984 numbered 2322. Housing units approved for development and not included in the 1985 data base number 3827. In summary, total housing units for the post-1980 period are 10628.

- d. Sewage treatment and effluent disposal services may not be available to serve all of the land identified in the local policy survey. Some of the acreages indicated as readily available (1980-1990) may not be available for development until additional capacity of sewerage facilities is "on line."

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 9-82,11-85				
				DATE(S) OF REVISIONS: 10-84,11-85				
				AGENCY(IES) CONTACTED:				
				County Planning				
RESIDENTIAL	100	0	100					
LOCAL-SERVING	0	0	0					
BASIC	2	0	2					
MIXED USES	0	0	0					
ALL USES	102	0	102					
				TOTAL HOUSING UNITS		125		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	100	125	1.3	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 0				INFILL: 2				
				REBUILD: 0				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 2				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES: 0				BASIC 0				

NOTES/COMMENTS:

- a. The study area is the remaining unincorporated area outside all city spheres and other unincorporated places.
- b. The 1984 revision removed the former North-bluff project on 380 acres from the unincorporated Remainder summary. The site was originally planned for residential use and is now approved for industrial use and annexation to the city of Livermore. It is included in the Livermore data summary.

- c. The available land is located in Sunol, east of Fremont and south of Pleasanton. Most of the unincorporated, undeveloped area is zoned for agriculture at a maximum density of 1 dwelling unit per 100 acres and is not included in the available land supply by definition.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 9-82,11-85				
				DATE(S) OF REVISIONS: 9-85				
				AGENCY(IES) CONTACTED:				
				Community Development				
RESIDENTIAL	312	252	564	TOTAL HOUSING UNITS				
LOCAL-SERVING	30	0	30	7424				
BASIC	40	44	84					
MIXED USES	34	0	34					
ALL USES	416	296	712					
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	312	4814	15.4	RESIDENTIAL	7	27	0	34
POST-1990	252	2120	8.4	LOCAL-SERVING	27	7	0	34
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	490	EMPLOYMENT(IF KNOWN):	0	
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	14.5	EMPLOYEES PER ACRE:	0.0	
ESTIMATED EMPLOYMENT:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
EMPLOYEES PER ACRE:								
OFFICE ACRES:				INFILL:	188			
				REBUILD:	86			
				CONVERSION:	37			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	311			
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:				FROM:				
ESTIMATED EMPLOYMENT:				RESIDENTIAL	0			
EMPLOYEES PER ACRE:				LOCAL-SERVING	19			
OFFICE ACRES:				BASIC	87			

NOTES/COMMENTS:

- The study area is San Leandro's 1978 sphere of influence which includes the unincorporated community of Ashland and portions of census tracts 4329, 4330, and 4305 that are unincorporated.
- The 1985 revision was to the Jeras-Citation property proposal to include 2100 dwelling units on 198 acres over the 1987-1993 period.
- The post-1990 acreage includes two-thirds of the Jeras-Citation proposal and 120 acres in the rock quarry area (both for residential), and potentially redevelopable industrial land.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81			
				DATE(S) OF LOCAL REVIEW: 9-82,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	22	0	22				
LOCAL-SERVING	0	0	0				
BASIC	75	0	75				
MIXED USES	0	0	0				
ALL USES	97	0	97				
				TOTAL HOUSING UNITS		144	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	22	144	6.5	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0				EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0				EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0											
EMPLOYEES PER ACRE: 0.0											
OFFICE ACRES: 0											

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 22			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 22			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- a. San Lorenzo is an unincorporated area south of the city of San Leandro and north of Hayward, excluding land within the cities' spheres of influence.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 11-81				
				DATE(S) OF LOCAL REVIEW: 9-82,11-85				
				DATE(S) OF REVISIONS: 10-84				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	501	4533	5034					
LOCAL-SERVING	142	0	142					
BASIC	182	0	182					
MIXED USES	0	0	0					
ALL USES	825	4533	5358	TOTAL HOUSING UNITS		6704		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	501	3052	6.1	RESIDENTIAL	0	0	0	0
POST-1990	4533	3652	0.8	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	8			
				REBUILD:	123			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:	131			
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL	0			
				LOCAL-SERVING	10			
OFFICE ACRES:				BASIC	80			

NOTES/COMMENTS:

- The Union City area corresponds to the city's 1978 sphere of influence.
- The 1984 revision added the 511 Area General Plan Amendment (141 acres for 1000 units) and an estimate on long range (post-2000) development potential in the hill areas (4250 acres for 2000 units).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 6,7,8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 17			
RESIDENTIAL	18686	9786	28472				
LOCAL-SERVING	2257	84	2341				
BASIC	11145	2160	13305				
MIXED USES	455	0	455				
ALL USES	32543	12030	44573	TOTAL HOUSING UNITS		130697	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	18686	91462	4.9	RESIDENTIAL	100	4	270	374
POST-1990	9786	36894	3.8	LOCAL-SERVING	12	389	0	401
				BASIC	344	62	0	406

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 2341				EMPLOYMENT(IF KNOWN): 9999			
ACRES WITH EMPLOYMENT ESTIMATE: 131				UNITS PER AC: 23.8				EMPLOYEES PER ACRE: 37.0			
ESTIMATED EMPLOYMENT: 16582											
EMPLOYEES PER ACRE: 126.6											
OFFICE ACRES: 824											

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 3494				INFILL: 2958			
ESTIMATED EMPLOYMENT: 106471				REBUILD: 922			
EMPLOYEES PER ACRE: 30.5				CONVERSION: 85			
OFFICE ACRES: 8592				TOTAL SECOND GROWTH/REDEVELOPMENT: 3965			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL		24	
LOCAL-SERVING		476	
BASIC		130	

NOTES/COMMENTS:

- a. The South Bay subregion corresponds to Santa Clara County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	6,7,8-82		
				DATE(S) OF LOCAL REVIEW:	9-83,11-85		
				DATE(S) OF REVISIONS:	See Places		
				AGENCY(IES) CONTACTED:	17		
RESIDENTIAL	16726	9786	26512				
LOCAL-SERVING	2257	84	2341				
BASIC	11145	2160	13305				
MIXED USES	455	0	455				
ALL USES	30583	12030	42613	TOTAL HOUSING UNITS			130305
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	16726	91070	5.4	RESIDENTIAL	100	4	270 374
POST-1990	9786	36894	3.8	LOCAL-SERVING	12	389	0 401
				BASIC	344	62	0 406
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	2341	EMPLOYMENT (IF KNOWN):	9999
ACRES WITH EMPLOYMENT ESTIMATE: 131				UNITS PER AC:	23.8	EMPLOYEES PER ACRE:	37.0
ESTIMATED EMPLOYMENT: 16582				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
EMPLOYEES PER ACRE: 126.6				INFILL:		2958	
OFFICE ACRES: 824				REBUILD:		922	
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:		85	
ACRES WITH EMPLOYMENT ESTIMATE: 3494				TOTAL SECOND GROWTH/REDEVELOPMENT:		3965	
ESTIMATED EMPLOYMENT: 106471				LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE: 30.5				FROM:			
OFFICE ACRES: 8592				RESIDENTIAL		24	
				LOCAL-SERVING		476	
				BASIC		130	

NOTES/COMMENTS:

- a. The data summary is for the urban area of Santa Clara County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82			
				DATE(S) OF LOCAL REVIEW: 9-83, 11-85			
				DATE(S) OF REVISIONS: None			
				AGENCY(IES) CONTACTED: 1			
RESIDENTIAL	1960	0	1960				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	1960	0	1960	TOTAL HOUSING UNITS		392	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1960	392	0.2	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		HOUSING UNITS:		0	
ESTIMATED EMPLOYMENT:		0		UNITS PER AC:		0.0	
EMPLOYEES PER ACRE:		0.0		EMPLOYMENT(IF KNOWN):		0	
				EMPLOYEES PER ACRE:		0.0	
OFFICE ACRES:		0					

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:		0		FROM:			
ESTIMATED EMPLOYMENT:		0		RESIDENTIAL		0	
EMPLOYEES PER ACRE:		0.0		LOCAL-SERVING		0	
				BASIC		0	
OFFICE ACRES:		0					

NOTES/COMMENTS:

- a. The study area is the rural portion of Santa Clara County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	6,7,8-82
RESIDENTIAL	18686	9786	28472	DATE(S) OF LOCAL REVIEW:	9-83,11-85
LOCAL-SERVING	2257	84	2341	DATE(S) OF REVISIONS:	See Places
BASIC	11145	2160	13305	AGENCY(IES) CONTACTED:	17
MIXED USES	455	0	455		
ALL USES	32543	12030	44573	TOTAL HOUSING UNITS	130697
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL	
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY SECONDARY TERTIARY TOTAL
1980-1990	18686	91462	4.9	RESIDENTIAL	100 4 270 374
POST-1990	9786	36894	3.8	LOCAL-SERVING	12 389 0 401
				BASIC	344 62 0 406
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	2341
ACRES WITH EMPLOYMENT ESTIMATE:		131		UNITS PER AC:	23.8
ESTIMATED EMPLOYMENT:		16582		EMPLOYMENT(IF KNOWN):	9999
EMPLOYEES PER ACRE:		126.6		EMPLOYEES PER ACRE:	37.0
OFFICE ACRES:		824		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE	
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:	2958
ACRES WITH EMPLOYMENT ESTIMATE:		3494		REBUILD:	922
ESTIMATED EMPLOYMENT:		106471		CONVERSION:	85
EMPLOYEES PER ACRE:		30.5		TOTAL SECOND GROWTH/REDEVELOPMENT:	3965
OFFICE ACRES:		8592		LAND USE SHIFT OF DEVELOPED ACREAGE	
				FROM:	
				RESIDENTIAL	24
				LOCAL-SERVING	476
				BASIC	130

NOTES/COMMENTS:

- a. The data summary is for all of Santa Clara County, urban and rural.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 6,7,8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 17			
RESIDENTIAL	16726	9786	26512				
LOCAL-SERVING	2257	84	2341				
BASIC	11145	2160	13305				
MIXED USES	455	0	455				
ALL USES	30583	12030	42613	TOTAL HOUSING UNITS 130305			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	16726	91070	5.4	RESIDENTIAL	100	4	270	374
POST-1990	9786	36894	3.8	LOCAL-SERVING	12	389	0	401
				BASIC	344	62	0	406

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 2341				EMPLOYMENT(IF KNOWN): 9999			
ACRES WITH EMPLOYMENT ESTIMATE: 131				UNITS PER AC: 23.8				EMPLOYEES PER ACRE: 37.0			
ESTIMATED EMPLOYMENT: 16582											
EMPLOYEES PER ACRE: 126.6											

OFFICE ACRES: 824				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 2958				
				REBUILD: 922				
				CONVERSION: 85				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 3965				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 3494				FROM:				
ESTIMATED EMPLOYMENT: 106471				RESIDENTIAL 24				
EMPLOYEES PER ACRE: 30.5				LOCAL-SERVING 476				
				BASIC 130				
OFFICE ACRES: 8592								

NOTES/COMMENTS:

- a. In Santa Clara County, the urban area includes all places except rural San Martin. Places included are Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, San Jose, Santa Clara, Saratoga, and Sunnyvale.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: None			
				AGENCY(IES) CONTACTED: 1			
RESIDENTIAL	1960	0	1960				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	1960	0	1960	TOTAL HOUSING UNITS		392	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1960	392	0.2	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT (IF KNOWN):			0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 0			
				REBUILD: 0			
				CONVERSION: 0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT:			0	FROM:			
EMPLOYEES PER ACRE:			0.0	RESIDENTIAL 0			
OFFICE ACRES: 0				LOCAL-SERVING 0			
				BASIC 0			

NOTES/COMMENTS:

- a. The rural area is the unincorporated community of San Martin.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 6-82				
				DATE(S) OF LOCAL REVIEW: 9-83,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	70	53	123					
LOCAL-SERVING	98	0	98					
BASIC	188	0	188					
MIXED USES	54	0	54					
ALL USES	410	53	463					
				TOTAL HOUSING UNITS		2112		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DJ/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	70	1116	15.9	RESIDENTIAL	54	0	0	54
POST-1990	53	900	17.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	54	0	54
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 96 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 1.8 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0								
OFFICE ACRES: 7				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 68				
				REBUILD: 71				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 139				
ACRES WITH EMPLOYMENT ESTIMATE: 20				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 1000				FROM:				
EMPLOYEES PER ACRE: 50.0				RESIDENTIAL 15				
				LOCAL-SERVING 53				
OFFICE ACRES: 0				BASIC 0				

NOTES/COMMENTS:

- The data summary is for the Campbell urban service area (which is coterminous with the sphere of influence).
- The post-1990 acreage consists of three school sites that could redevelop with residential uses.
- The local-serving potential corresponds to commercial and public (educational) uses. The basic acreage includes the Zylog facility (20 acres built by 1983) and other sites planned for industrial use.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82			
RESIDENTIAL	1001	0	1001	DATE(S) OF LOCAL REVIEW: 9-83,11-85			
LOCAL-SERVING	69	0	69	DATE(S) OF REVISIONS: none			
BASIC	174	0	174	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	Planning			
ALL USES	1244	0	1244	TOTAL HOUSING UNITS 3824			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
1980-1990	1001	3824	3.8	RESIDENTIAL	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0
				BASIC	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		11		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		784		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
EMPLOYEES PER ACRE:		73.3		INFILL:		282	
OFFICE ACRES:		11		REBUILD:		24	
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:		0	
ACRES WITH EMPLOYMENT ESTIMATE:		164		TOTAL SECOND GROWTH/REDEVELOPMENT:		306	
ESTIMATED EMPLOYMENT:		10512		LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE:		64.3		FROM:			
OFFICE ACRES:		168		RESIDENTIAL		0	
				LOCAL-SERVING		0	
				BASIC		20	

NOTES/COMMENTS:

- The study area is Cupertino's urban service area.
- The available land data was developed from land use summary data prepared by city staff for the urban service area in January 1981.
- The residential potential includes the 20-acre Mariani property, a former packing plant which is to rebuild with 533 housing units.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82				
				DATE(S) OF LOCAL REVIEW: 9-83,11-85				
				DATE(S) OF REVISIONS: 8-84				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	1026	2948	3974					
LOCAL-SERVING	119	10	129					
BASIC	734	475	1209					
MIXED USES	0	0	0					
ALL USES	1879	3433	5312	TOTAL HOUSING UNITS		15022		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1026	4175	4.1	RESIDENTIAL	0	0	0	0
POST-1990	2948	10847	3.7	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ACRES WITH EMPLOYMENT ESTIMATE:				0				
ESTIMATED EMPLOYMENT:				0				
EMPLOYEES PER ACRE:				0.0				
OFFICE ACRES:				67				
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:	54			
				REBUILD:	0			
				CONVERSION:	0			
				TOTAL SECOND GROWTH/REDEVELOPMENT:	54			
ACRES WITH EMPLOYMENT ESTIMATE:				551				
ESTIMATED EMPLOYMENT:				13900				
EMPLOYEES PER ACRE:				25.2				
OFFICE ACRES:				1039				
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL	0			
				LOCAL-SERVING	0			
				BASIC	0			

NOTES/COMMENTS:

- a. The study area is the Gilroy sphere of influence as of December 1984.
- b. The 1984 revisions added acreage planned for residential use that was not included in earlier summaries for 1980-2000, due to their inconsistency with the city's growth management ordinance. In other words, post-2000 development potential was added to the existing data (which reflected the growth ordinance). This post-2000 potential, 2292 acres for 6715 units, does not reflect the 1979 ordinance (i.e., the amount permitted over a five year period to 2005); it represents the remaining

land planned for residential use within the sphere. The 1980-1990 acreage and units are consistent with the ordinance which limits additions to the housing stock to approximately 375 units annually.

- c. The basic potential includes extensive areas zoned for industrial use. Several industrial park proposals were included: Santa Teresa Technology Park, Las Animas Technology Park, Trevis Berry Industrial Park, and South Valley Business Park. The local-serving land is comprised of commercial uses such as office and hotel activity next to the Las Animas Technology Park proposal.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	59	0	59				
LOCAL-SERVING	8	0	8				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	67	0	67	TOTAL HOUSING UNITS 182			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	59	182	3.1	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL: 43				
ESTIMATED EMPLOYMENT:			0	REBUILD: 13				
EMPLOYEES PER ACRE:			0.0	CONVERSION: 0				
OFFICE ACRES:			8	TOTAL SECOND GROWTH/REDEVELOPMENT: 56				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:				
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL 0				
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING 11				
OFFICE ACRES:			0	BASIC 0				

NOTES/COMMENTS:

- The study area corresponds to the city's urban service area.
- The rebuilding potential is comprised of a Catholic school (5 acres for residential), a nursery (3.4 acres for residential), and a tree farm (2.5 acres for commercial and office, and 2.5 acres for residential).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	423	600	1023				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	423	600	1023	TOTAL HOUSING UNITS		477	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	423	177	0.4	RESIDENTIAL	0	0	0	0
POST-1990	600	300	0.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT(IF KNOWN):			0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			0				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL:			21
ESTIMATED EMPLOYMENT:			0	REBUILD:			50
EMPLOYEES PER ACRE:			0.0	CONVERSION:			0
OFFICE ACRES:			0	TOTAL SECOND GROWTH/REDEVELOPMENT:			71

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			50
BASIC			0

NOTES/COMMENTS:

- The data are for the Los Altos Hills sphere of influence.
- The post-1990 land is constrained due to slope restrictions and the lack of water service and road access. This land is not within the city's urban service area.
- The rebuilding potential is comprised of two school sites, one at 10 acres and the other at 40 acres in size.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82	
RESIDENTIAL	439	0	439	DATE(S) OF LOCAL REVIEW: 9-83,11-85	
LOCAL-SERVING	59	0	59	DATE(S) OF REVISIONS: none	
BASIC	38	0	38	AGENCY(IES) CONTACTED:	
MIXED USES	0	0	0	Planning	
ALL USES	536	0	536	TOTAL HOUSING UNITS	1260

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	439	1260	2.9	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:	16			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	809						
EMPLOYEES PER ACRE:	52.2						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
47				INFILL:	133		
				REBUILD:	10		
				CONVERSION:	17		
				TOTAL SECOND GROWTH/REDEVELOPMENT:	160		

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	28			FROM:			
ESTIMATED EMPLOYMENT:	1471			RESIDENTIAL	5		
EMPLOYEES PER ACRE:	52.2			LOCAL-SERVING	3		
OFFICE ACRES:	38			BASIC	0		

NOTES/COMMENTS:

- The study area is the Los Gatos urban service area.
- Of the available residential land, 320 acres had been approved for 486 dwelling units including the Alta Vista project and several multi-family projects on small sites.
- The local-serving land corresponds to medical and other office uses as well as commercial uses.
- The available basic land is for research and development activity associated with the electronics industry.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82				
				DATE(S) OF LOCAL REVIEW: 9-83,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED:				
				Community Development				
RESIDENTIAL	1529	0	1529					
LOCAL-SERVING	284	0	284					
BASIC	1626	0	1626					
MIXED USES	0	0	0					
ALL USES	3439	0	3439					
				TOTAL HOUSING UNITS		5326		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	1529	5326	3.5	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 200				INFILL: 62				
				REBUILD: 0				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 62				
ACRES WITH EMPLOYMENT ESTIMATE: 908				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 28444				FROM:				
EMPLOYEES PER ACRE: 31.3				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES: 1499				BASIC 0				

NOTES/COMMENTS:

- The study area is the Milpitas sphere of influence.
- The available land estimates were derived from the Community Development Department's city-wide land use report in 1982.
- The basic land supply corresponds primarily to planned or recently constructed industrial parks, including Oak Creek Business Park, Town Center Business Park, and Milpitas Business Park, and to 566 acres north and south of the Milpitas Business Park.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82			
				DATE(S) OF LOCAL REVIEW: 9-83, 11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	90	23	113				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	90	23	113	TOTAL HOUSING UNITS		116	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	90	101	1.1	RESIDENTIAL	0	0	0	0
POST-1990	23	15	0.6	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			0				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL			
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING			
OFFICE ACRES:			0	BASIC			

NOTES/COMMENTS:

- The Monte Sereno area is the city's urban service area.
- The long-term development potential does not have sewer service immediately available, and septic tanks are not permitted. In addition, the 23 acres are subject to fire and landslide hazards due to steep slopes.
- The rebuilding potential corresponds to a dairy that could redevelop with single family residential. As of 11-85, nine 1-acre lots have been created, and homes are being built as the lots sell.
- The City's draft Housing Element (September 10, 1985) identifies the ultimate objective for new residential units to be 118 total units. There are potentially 92 vacant lots. The City is considering a policy change to allow accessory living units under certain conditions.

ASSOCIATION OF BAY AREA GOVERNMENTS
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SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED:			
				Community Development			
RESIDENTIAL	496	2719	3215	TOTAL HOUSING UNITS			
LOCAL-SERVING	192	0	192	9469			
BASIC	545	0	545				
MIXED USES	0	0	0				
ALL USES	1233	2719	3952				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	496	2649	5.3	RESIDENTIAL	0	0	0	0
POST-1990	2719	6820	2.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE: 78				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT: 1457				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
EMPLOYEES PER ACRE: 18.7				INFILL:	32			
OFFICE ACRES: 113				REBUILD:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:	0			
ACRES WITH EMPLOYMENT ESTIMATE: 309				TOTAL SECOND GROWTH/REDEVELOPMENT:	32			
ESTIMATED EMPLOYMENT: 7813				LAND USE SHIFT OF DEVELOPED ACREAGE				
EMPLOYEES PER ACRE: 25.3				FROM:				
OFFICE ACRES: 492				RESIDENTIAL	0			
				LOCAL-SERVING	0			
				BASIC	0			

NOTES/COMMENTS:

- The study area corresponds to Morgan Hill's new LAFCO sphere of influence, adopted 1985.
- The 1984 revisions added land within the city's planning area that had been excluded from previous data summaries for the 1980-2000 period. This post-2000 acreage is within the city's new sphere of influence; it was added to the post-1990 land in this data summary.
- The 1980-1990 land supply reflects the city's Growth Control Measure, established through a local initiative in 1977 and implemented by a 240 units per year limit on building permits.
- The post-2000 acreage (1759 acres for 4256 dwelling units), when added to the post-1990 land supply, overstates development potential according to the Growth Control Measure's implementation program.
- Most of the local-serving land is planned for commercial uses, including 78 acres at the Morgan Hill Business Park for nonmanufacturing activity.
- The basic land is planned primarily for industrial uses; it includes 309 acres for the Morgan Hill Business Park.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 7-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: 8-84			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	224	64	288				
LOCAL-SERVING	86	3	89				
BASIC	266	55	321				
MIXED USES	8	0	8				
ALL USES	584	122	706	TOTAL HOUSING UNITS		3617	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	224	2627	11.7	RESIDENTIAL	8	0	0	8
POST-1990	64	366	5.7	LOCAL-SERVING	0	8	0	8
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 624				EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 80.0				EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0											
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE							
OFFICE ACRES: 10				INFILL: 306							
				REBUILD: 98							
				CONVERSION: 0							
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 404							
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE							
ESTIMATED EMPLOYMENT: 0				FROM:							
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0							
				LOCAL-SERVING 51							
OFFICE ACRES: 71				BASIC 47							

NOTES/COMMENTS:

- The study area is the Mountain View sphere of influence which includes some unincorporated areas.
- The summary data reflects revisions to the available land data base as of August 1984 and includes land that developed between 1980 and 1984. In June 1985, city staff reported that a major rezoning occurred which increased the city's potential housing stock by 615 units.
- The post-1990 land is subject to policy or use constraints. Included are a 49.7-acre site in census tract 5046.01 that is under study for redesignation to industrial, lands under Williamson Act contracts, two nurseries with residential development potential, and several parcels in the unincorporated area.
- The 1984 revision included 5 parcels for mixed use activity.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	8-82		
				DATE(S) OF LOCAL REVIEW:	9-83, 11-85		
				DATE(S) OF REVISIONS:	none		
RESIDENTIAL	166	0	166	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	32	0	32	City Planning			
BASIC	29	0	29	Stanford Planning			
MIXED USES	4	0	4				
ALL USES	231	0	231	TOTAL HOUSING UNITS	2760		

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
1980-1990	166	2760	16.6	RESIDENTIAL	0	4	0
POST-1990	0	0	0.0	LOCAL-SERVING	4	0	0
				BASIC	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	7			INFILL:	92		
ESTIMATED EMPLOYMENT:	1078			REBUILD:	40		
EMPLOYEES PER ACRE:	149.7			CONVERSION:	0		
OFFICE ACRES:	5			TOTAL SECOND GROWTH/REDEVELOPMENT:	132		

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	20			FROM:			
ESTIMATED EMPLOYMENT:	1703			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	85.6			LOCAL-SERVING	31		
OFFICE ACRES:	24			BASIC	0		

NOTES/COMMENTS:

- The Palo Alto area is the city's proposed sphere of influence which includes Stanford University.
- The residential land includes the Stanford West project (50.3 acres for 1469 dwelling units) which is located in Palo Alto and Peter Coutts Hill (140 units on 20 acres) at Stanford.
- The local-serving acreage is associated with infill sites along El Camino Real, offices in downtown Palo Alto, and 20.6 acres at Stanford for student housing (group quarters).
- The basic acreage is located primarily in the Stanford Industrial Park and the Embarcadero/Bayshore industrial area.
- The land with rebuilding potential is comprised of schools to be redeveloped with residential uses and the Ryan Lab (9 acres for about 70 residential units) at Stanford.
- The City is conducting a comprehensive, city-wide land use/transportation study; local policies are likely to be revised in the short term. Also, special district studies in commercial areas have resulted in reduced development potential for commercial land. These downzonings, as well as changes to some industrial areas, have reduced the commercial and industrial development potential in the city.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: 12-84			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	9634	3215	12849				
LOCAL-SERVING	895	71	966				
BASIC	6260	1630	7890				
MIXED USES	378	0	378				
ALL USES	17167	4916	22083	TOTAL HOUSING UNITS		70410	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	9634	52663	5.5	RESIDENTIAL	27	0	270	297
POST-1990	3215	16203	5.0	LOCAL-SERVING	8	370	0	378
				BASIC	344	8	0	352

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 1544				EMPLOYMENT(IF KNOWN): 9999			
ACRES WITH EMPLOYMENT ESTIMATE: 19				UNITS PER AC: 58.0				EMPLOYEES PER ACRE: 37.0			
ESTIMATED EMPLOYMENT: 12454											
EMPLOYEES PER ACRE: 642.0											

OFFICE ACRES: 313				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 1382				
				REBUILD: 185				
				CONVERSION: 22				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 1589				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 1170				FROM:				
ESTIMATED EMPLOYMENT: 25597				RESIDENTIAL 0				
EMPLOYEES PER ACRE: 21.9				LOCAL-SERVING 123				
OFFICE ACRES: 5261				BASIC 18				

NOTES/COMMENTS:

- a. The San Jose area is defined as the city's new LAFCO sphere of influence which is coterminous with the city's planning area and includes the Coyote Valley.
- b. The data was derived originally from the city's vacant land inventory and list of approved projects as of July 1982, excluding projects smaller than 10 dwelling units. In December 1984, city staff provided a 1984 vacant land inventory and a supplemental list based on the new general plan. This list summarized the household yield for areas not

reflected in the vacant land inventory. The city's inventory yield (37,800 units) plus the supplemental yield (31,500) totals to 69,300 units. The ABAG data summary as of 1982 was augmented by the new estimates for Communications Hill and Coyote Valley to produce a revised housing potential of 70,410 units which is very close to the city's most recent estimate.

- c. The post-1990 acreage includes 1952 acres for 14,000 units, specifically 5000 potential units for Communications Hill in south San Jose and 9000 units for the Coyote Valley Urban Reserve.

- d. The basic potential includes 1800 acres for industrial uses in the Coyote Valley area (400 acres available 1980-1990 and 1400 acres available post-1990). While 778 acres have been approved for development in the North Coyote Campus Industrial area, these projects' construction is to be phased over a 10-year period.

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	7-82		
				DATE(S) OF LOCAL REVIEW:	9-83,11-85		
				DATE(S) OF REVISIONS:	none		
				AGENCY(IES) CONTACTED:	County Planning		
RESIDENTIAL	1960	0	1960				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	1960	0	1960	TOTAL HOUSING UNITS		392	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	1960	392	0.2	RESIDENTIAL	0	0	0 0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		0		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		0					
EMPLOYEES PER ACRE:		0.0					
OFFICE ACRES:		0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:			0
ACRES WITH EMPLOYMENT ESTIMATE:		0		REBUILD:			0
ESTIMATED EMPLOYMENT:		0		CONVERSION:			0
EMPLOYEES PER ACRE:		0.0		TOTAL SECOND GROWTH/REDEVELOPMENT:			0
OFFICE ACRES:		0		LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL			0
				LOCAL-SERVING			0
				BASIC			0

NOTES/COMMENTS:

- San Martin is an unincorporated rural community in South County, between Gilroy and Morgan Hill.
- The area was assumed to have a development potential of 392 units based on 392 vacant lots. Assuming an average lot size of 5 acres (given existing zoning of 1 unit per 5 acres), the residential land supply was estimated to be 1960 acres.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: 12-85			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	235	70	305				
LOCAL-SERVING	264	0	264				
BASIC	611	0	611				
MIXED USES	0	0	0				
ALL USES	1110	70	1180	TOTAL HOUSING UNITS		6039	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	235	4839	20.6	RESIDENTIAL	0	0	0	0
POST-1990	70	1200	17.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0				EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0				EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0											
EMPLOYEES PER ACRE: 0.0											

OFFICE ACRES: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 52			
				REBUILD: 205			
				CONVERSION: 0			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 257			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				FROM:			
ESTIMATED EMPLOYMENT: 0				RESIDENTIAL 0			
EMPLOYEES PER ACRE: 0.0				LOCAL-SERVING 55			
				BASIC 0			

OFFICE ACRES: 0							
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NOTES/COMMENTS:

- The data summary is for the city of Santa Clara's urban service area/sphere of influence.
- The 1985 revision added the closed Fairway Glen Golf Course to the 1980-1990 land supply, though a general plan amendment will be required in order to accommodate an estimated 2000 dwelling units on the 70-acre site.
- The redevelopment potential was added in 1985. Four school sites were rezoned to residential for a total of 55 acres with 700 potential

units. Existing, heavy industrial acreage was identified as potentially rebuildable; 150 acres were added to the available basic acreage.

- The 1985 revision added 70 acres for 1200 potential housing units to the post-1990 land supply. This residential potential corresponds to surplus property at the Agnews State Hospital.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 6-82 DATE(S) OF LOCAL REVIEW: 9-83, 11-85 DATE(S) OF REVISIONS: 11-85 AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	987	71	1058				
LOCAL-SERVING	69	0	69				
BASIC	3	0	3				
MIXED USES	9	0	9				
ALL USES	1068	71	1139	TOTAL HOUSING UNITS		1039	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	987	902	0.9	RESIDENTIAL	9	0	0	9
POST-1990	71	80	1.1	LOCAL-SERVING	0	9	0	9
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	HOUSING UNITS:	57	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC:	6.6	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			34				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			3	FROM:			
ESTIMATED EMPLOYMENT:			6	RESIDENTIAL			
EMPLOYEES PER ACRE:			2.0	LOCAL-SERVING			
OFFICE ACRES:			0	BASIC			

NOTES/COMMENTS:

- The study area is Saratoga's urban service area.
- The local-serving land supply includes city hall, Village Square, Abrams Medical Village, and the Abrams-Quito site which is under construction for offices. The Paul Masson property (9 acres) is included, though its specific use has not been determined. It has potential for commercial and/or residential use.
- Mixed use potential includes the Bluehills project (5 acres) and a 3.6-acre site at Buckmill and Saratoga.
- The redevelopable acreage includes the city hall site, the Di Manto site, and several closed school sites.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 6-82				
				DATE(S) OF LOCAL REVIEW: 9-83,11-85				
				DATE(S) OF REVISIONS: 10-84				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	347	23	370					
LOCAL-SERVING	82	0	82					
BASIC	671	0	671					
MIXED USES	2	0	2					
ALL USES	1102	23	1125	TOTAL HOUSING UNITS		8652		
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	347	8469	24.4	RESIDENTIAL	2	0	0	2
POST-1990	23	163	7.0	LOCAL-SERVING	0	2	0	2
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 20				EMPLOYMENT(IF KNOWN): 0
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 10.0				EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0								
OFFICE ACRES: 9				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 258				
				REBUILD: 174				
				CONVERSION: 28				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 460				
ACRES WITH EMPLOYMENT ESTIMATE: 321				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 16025				FROM:				
EMPLOYEES PER ACRE: 49.9				RESIDENTIAL 4				
				LOCAL-SERVING 49				
OFFICE ACRES: 0				BASIC 38				

NOTES/COMMENTS:

- The data summary is for Sunnyvale's sphere of influence.
- The 1984 revisions were based on an update of the city's vacant land inventory and an estimate of land with redevelopment potential as prepared by city staff. The vacant land update incorporated rezonings of industrial land to residential along the Southern Pacific Railroad and commercial land to residential along El Camino Real. Acres that developed between 1980 and 1984 were not included in the

city's updated inventory but are included in the ABAG summary (based on the city's 1981 inventory of sites). As of October 1984, the city reported the following acreages:

Residential - 215 vacant, 81 redevelopable
 Commercial - 53 vacant, 14 redevelopable
 Industrial - 442 vacant, 75 redevelopable

In addition, three closed school sites were in the process of redeveloping with residential uses (24.1 acres).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8,9,10-82			
				DATE(S) OF LOCAL REVIEW: 4,8,9-83;11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 23			
RESIDENTIAL	10642	6127	16769				
LOCAL-SERVING	1055	345	1400				
BASIC	1629	193	1822				
MIXED USES	623	168	791				
ALL USES	13949	6833	20782	TOTAL HOUSING UNITS		87484	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	10642	44643	4.2	RESIDENTIAL	157	211	0	368
POST-1990	6127	23304	3.8	LOCAL-SERVING	206	556	18	780
				BASIC	427	23	99	549

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 19457				EMPLOYMENT(IF KNOWN): 35885			
ACRES WITH EMPLOYMENT ESTIMATE: 187				UNITS PER AC: 58.9				EMPLOYEES PER ACRE: 189.9			
ESTIMATED EMPLOYMENT: 12956											
EMPLOYEES PER ACRE: 69.3											
OFFICE ACRES: 957											

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 277				INFILL: 1107			
ESTIMATED EMPLOYMENT: 76410				REBUILD: 1493			
EMPLOYEES PER ACRE: 275.8				CONVERSION: 23			
OFFICE ACRES: 1269				TOTAL SECOND GROWTH/REDEVELOPMENT: 2623			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			2
LOCAL-SERVING			332
BASIC			523

NOTES/COMMENTS:

- a. The West Bay subregion is comprised of San Mateo and San Francisco Counties.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8,9,10-82			
				DATE(S) OF LOCAL REVIEW: 4,8,9-83;11-85			
				DATE(S) OF REVISIONS: See Places			
				AGENCY(IES) CONTACTED: 23			
RESIDENTIAL	6592	6040	12632				
LOCAL-SERVING	1055	345	1400				
BASIC	1629	193	1822				
MIXED USES	623	168	791				
ALL USES	9899	6746	16645	TOTAL HOUSING UNITS		86587	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	6592	43833	6.6	RESIDENTIAL	157	211	0	368
POST-1990	6040	23297	3.9	LOCAL-SERVING	206	556	18	780
				BASIC	427	23	99	549

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 19457				EMPLOYMENT(IF KNOWN): 35885			
ACRES WITH EMPLOYMENT ESTIMATE: 187				UNITS PER AC: 58.9				EMPLOYEES PER ACRE: 189.9			
ESTIMATED EMPLOYMENT: 12956											
EMPLOYEES PER ACRE: 69.3											

OFFICE ACRES: 957				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 1107			
				REBUILD: 1493			
				CONVERSION: 23			
				TOTAL SECOND GROWTH/REDEVELOPMENT: 2623			

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 277				FROM:			
ESTIMATED EMPLOYMENT: 76410				RESIDENTIAL 2			
EMPLOYEES PER ACRE: 275.8				LOCAL-SERVING 332			
				BASIC 523			
OFFICE ACRES: 1269							

NOTES/COMMENTS:

- a. The data summary combines the urban area of San Mateo County with San Francisco.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82 DATE(S) OF LOCAL REVIEW: 9-83, 11-85 DATE(S) OF REVISIONS: None AGENCY(IES) CONTACTED: 1			
RESIDENTIAL	4050	87	4137				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	4050	87	4137	TOTAL HOUSING UNITS		897	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	4050	810	0.2	RESIDENTIAL	0	0	0	0
POST-1990	87	87	1.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0 UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 0							
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 0			
ESTIMATED EMPLOYMENT: 0				REBUILD: 0			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 0			
BASIC 0			

NOTES/COMMENTS:

- a. The West Bay rural area corresponds to the Remainder area in San Mateo County.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8,9,10-82			
RESIDENTIAL	10433	5933	16366	DATE(S) OF LOCAL REVIEW: 8-83,9-83,11-85			
LOCAL-SERVING	1028	335	1363	DATE(S) OF REVISIONS: See Places			
BASIC	1432	177	1609	AGENCY(IES) CONTACTED: 21			
MIXED USES	493	108	601				
ALL USES	13386	6553	19939	TOTAL HOUSING UNITS		44150	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	10433	31673	3.0	RESIDENTIAL	8	192	0 200
POST-1990	5933	11179	1.9	LOCAL-SERVING	206	395	0 601
				BASIC	387	14	99 500
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 1298 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 186				UNITS PER AC: 8.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 12401							
EMPLOYEES PER ACRE: 66.7				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES: 933				INFILL: 1041			
				REBUILD: 827			
				CONVERSION: 5			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 1873			
ACRES WITH EMPLOYMENT ESTIMATE: 233				LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT: 18353				FROM:			
EMPLOYEES PER ACRE: 78.8				RESIDENTIAL 2			
				LOCAL-SERVING 203			
OFFICE ACRES: 1105				BASIC 233			

NOTES/COMMENTS:

- a. The data summary is for San Mateo County, both urban and rural places.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8,9,10-82 DATE(S) OF LOCAL REVIEW: 8,9-83;11-85 DATE(S) OF REVISIONS: See Places AGENCY(IES) CONTACTED: 21			
RESIDENTIAL	6383	5846	12229				
LOCAL-SERVING	1028	335	1363				
BASIC	1432	177	1609				
MIXED USES	493	108	601				
ALL USES	9336	6466	15802	TOTAL HOUSING UNITS 43253			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	6383	30863	4.8	RESIDENTIAL	8	192	0	200
POST-1990	5846	11092	1.9	LOCAL-SERVING	206	395	0	601
				BASIC	387	14	99	500

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 1298 EMPLOYMENT(IF KNOWN): 0 UNITS PER AC: 8.0 EMPLOYEES PER ACRE: 0.0				
ACRES WITH EMPLOYMENT ESTIMATE:		186						
ESTIMATED EMPLOYMENT:		12401						
EMPLOYEES PER ACRE:		66.7						

OFFICE ACRES: 933				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL:		1041		
				REBUILD:		827		
				CONVERSION:		5		
				TOTAL SECOND GROWTH/REDEVELOPMENT:		1873		

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE FROM:				
ACRES WITH EMPLOYMENT ESTIMATE:		233		RESIDENTIAL		2		
ESTIMATED EMPLOYMENT:		18353		LOCAL-SERVING		203		
EMPLOYEES PER ACRE:		78.8		BASIC		233		

OFFICE ACRES: 1105								
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NOTES/COMMENTS:

- a. The urban area in San Mateo County is comprised of the following places: Atherton, Belmont, Brisbane, Burlingame, Colma, Daly City, East Palo Alto, Foster City, Half Moon Bay, Hillsborough, Menlo Park, Millbrae, Pacifica, Portola Valley, Redwood City, San Bruno, San Carlos, San Mateo, South San Francisco, and Woodside.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: None			
				AGENCY(IES) CONTACTED: 1			
RESIDENTIAL	4050	87	4137				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	4050	87	4137	TOTAL HOUSING UNITS		897	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	4050	810	0.2	RESIDENTIAL	0	0	0	0
POST-1990	87	87	1.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	EMPLOYMENT (IF KNOWN):			0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
EMPLOYEES PER ACRE:			0.0				

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:			0	INFILL:			0	
				REBUILD:			0	
				CONVERSION:			0	
				TOTAL SECOND GROWTH/REDEVELOPMENT:			0	

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE					
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			RESIDENTIAL		0
ESTIMATED EMPLOYMENT:			0				LOCAL-SERVING		0
EMPLOYEES PER ACRE:			0.0				BASIC		0

OFFICE ACRES:								
OFFICE ACRES:			0					

NOTES/COMMENTS:

- a. The rural area is the county's Remainder area which corresponds to the unincorporated area outside the city spheres of influence.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82			
				DATE(S) OF LOCAL REVIEW: 8-83, 11-85			
				DATE(S) OF REVISIONS: none			
RESIDENTIAL	98	6	104	AGENCY(IES) CONTACTED:			
LOCAL-SERVING	0	0	0	Public Works			
BASIC	0	0	0	Planning Consultant			
MIXED USES	0	0	0				
ALL USES	98	6	104	TOTAL HOUSING UNITS		61	

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	98	56	0.6	RESIDENTIAL	0	0	0	0
POST-1990	6	5	0.8	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			0	HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):		0
ESTIMATED EMPLOYMENT:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
EMPLOYEES PER ACRE:			0.0					
OFFICE ACRES:			0					

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE					
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:					
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL					0
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING					6
OFFICE ACRES:			0	BASIC					0

NOTES/COMMENTS:

- The Atherton area is defined as the area within town limits which are coterminous with the Town's LAFCO sphere of influence.
- The available land estimates are derived from a listing of vacant sites prepared for the town's housing element in 1982. Parcels identified as unsuitable for additional units were not included in the acreage totals.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82			
RESIDENTIAL	31	15	46	DATE(S) OF LOCAL REVIEW: 8-83, 11-85			
LOCAL-SERVING	45	0	45	DATE(S) OF REVISIONS: none			
BASIC	11	0	11	AGENCY(IES) CONTACTED:			
MIXED USES	0	0	0	Planning Consultant			
ALL USES	87	15	102	TOTAL HOUSING UNITS 723			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY
1980-1990	31	421	13.6	RESIDENTIAL	0	0	0
POST-1990	15	302	19.6	LOCAL-SERVING	0	0	0
				BASIC	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:		33		UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:		4165		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
EMPLOYEES PER ACRE:		126.2		INFILL:		6	
OFFICE ACRES:		44		REBUILD:		2	
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION:		0	
ACRES WITH EMPLOYMENT ESTIMATE:		4		TOTAL SECOND GROWTH/REDEVELOPMENT:		8	
ESTIMATED EMPLOYMENT:		245		LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE:		61.3		FROM:			
OFFICE ACRES:		0		RESIDENTIAL		0	
				LOCAL-SERVING		0	
				BASIC		0	

NOTES/COMMENTS:

- The Belmont area corresponds to the sphere of influence which includes an unincorporated area occupied by and planned for industrial uses.
- The city's 1979 growth management ordinance restricts residential development to 56 units per year. As a result, the residential land availability was phased into the 1990s.
- Much of the development potential is associated with the Island Park planned development proposal on a 67-acre site east of O'Neill Slough and US 101. The proposal combines residential, local-serving, and basic activities but on different portions of the site.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning Consultant			
RESIDENTIAL	230	0	230				
LOCAL-SERVING	268	0	268				
BASIC	59	0	59				
MIXED USES	219	0	219				
ALL USES	776	0	776	TOTAL HOUSING UNITS 1256			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	230	1256	5.5	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	219	0	219
				BASIC	219	0	0	219

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 251				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 5			
				REBUILD: 106			
				CONVERSION: 0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 111			
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT: 0				FROM:			
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0			
				LOCAL-SERVING 0			
OFFICE ACRES: 55				BASIC 51			

NOTES/COMMENTS:

- a. The study area is comprised of the city and the unincorporated northeast ridge of San Bruno Mountain (which is within Brisbane's LAFCO sphere). The Brisbane area does not correspond to the city's sphere which includes part of Daly City.
- b. Almost all of the residential land and housing potential is on San Bruno Mountain (230 acres and 1250 units over 7 years).
- c. The local-serving acreage includes 100 acres for the Sierra Point development, 34 acres on San Bruno Mountain, 52 acres at the Bayshore Office Park, and 41 acres in the Baylands project. Basic acreage is comprised of 55 redevelopable acres (Bayshore project) and a 3.8-acre industrial site.
- d. The 219 acres with mixed use potential are part of the Baylands project, combining light industrial and commercial uses with supporting retail and business services.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82				
RESIDENTIAL	38	0	38	DATE(S) OF LOCAL REVIEW: 9-83,11-85				
LOCAL-SERVING	0	0	0	DATE(S) OF REVISIONS: 11-85				
BASIC	125	0	125	AGENCY(IES) CONTACTED:				
MIXED USES	0	0	0	Planning				
ALL USES	163	0	163	TOTAL HOUSING UNITS 1306				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	38	1306	34.2	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 0				INFILL: 38				
				REBUILD: 16				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 54				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES: 16				BASIC 0				

NOTES/COMMENTS:

- The study area is Burlingame's LAFCO sphere of influence which includes unincorporated area.
- The basic acreage is located in the Bayfront-Anza Specific Plan area and corresponds primarily to hotel and tourist-related activities.
- The residential land data was derived from census tract summaries of approved and proposed projects as of October 1982, and from holding capacity estimates based on general plan proposed densities.

- The 1985 revision changed the available office and redevelopment acreages to reflect a 16-acre site that is presently occupied by a drive-in theater. The site could potentially accommodate 500,000 square feet of office and a hotel. Total office acreage was revised to 16 acres, though intensification at existing developments/offices (not included in the land summary) is occurring.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: 8-84 AGENCY(IES) CONTACTED: Planning Consultant				
RESIDENTIAL	11	54	65					
LOCAL-SERVING	69	36	105					
BASIC	0	0	0					
MIXED USES	0	0	0					
ALL USES	80	90	170	TOTAL HOUSING UNITS 774				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	11	450	40.9	RESIDENTIAL	0	0	0	0
POST-1990	54	324	6.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0 UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0				
ACRES WITH EMPLOYMENT ESTIMATE: 0 ESTIMATED EMPLOYMENT: 0 EMPLOYEES PER ACRE: 0.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 46				INFILL: 17 REBUILD: 3 CONVERSION: 0 TOTAL SECOND GROWTH/REDEVELOPMENT: 20				
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 0 ESTIMATED EMPLOYMENT: 0 EMPLOYEES PER ACRE: 0.0				FROM: RESIDENTIAL 0 LOCAL-SERVING 2 BASIC 0				
OFFICE ACRES: 0								

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Community Development			
RESIDENTIAL	315	21	336	TOTAL HOUSING UNITS 3786			
LOCAL-SERVING	3	0	3				
BASIC	4	0	4				
MIXED USES	2	0	2				
ALL USES	324	21	345				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	315	3374	10.7	RESIDENTIAL	2	0	0	2
POST-1990	21	312	14.5	LOCAL-SERVING	0	2	0	2
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 100 UNITS PER AC: 66.7			
ACRES WITH EMPLOYMENT ESTIMATE:			1	EMPLOYMENT(IF KNOWN):			0
ESTIMATED EMPLOYMENT:			40	EMPLOYEES PER ACRE:			0.0
EMPLOYEES PER ACRE:			50.0				
OFFICE ACRES: 1							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			1	INFILL:			32
ESTIMATED EMPLOYMENT:			98	REBUILD:			4
EMPLOYEES PER ACRE:			89.1	CONVERSION:			0
OFFICE ACRES: 1				TOTAL SECOND GROWTH/REDEVELOPMENT:			36

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			0
BASIC			0

NOTES/COMMENTS:

- The data summary is for the area within the city of Daly City, including the portion of the city within Brisbane's sphere, and unincorporated area within Daly City's sphere of influence.
- The post-1990 land supply corresponds to acreage lacking, at present, service commitments.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				City Planning			
				County Planning			
RESIDENTIAL	495	1636	2131	TOTAL HOUSING UNITS			
LOCAL-SERVING	18	20	38	7448			
BASIC	76	4	80				
MIXED USES	0	0	0				
ALL USES	589	1660	2249				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	495	3969	8.0	RESIDENTIAL	0	0	0	0
POST-1990	1636	3479	2.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				EMPLOYMENT(IF KNOWN): 0			
ESTIMATED EMPLOYMENT: 0				UNITS PER AC: 0.0			
EMPLOYEES PER ACRE: 0.0				EMPLOYEES PER ACRE: 0.0			
OFFICE ACRES: 0							

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE: 0				INFILL: 295			
ESTIMATED EMPLOYMENT: 0				REBUILD: 84			
EMPLOYEES PER ACRE: 0.0				CONVERSION: 0			
OFFICE ACRES: 75				TOTAL SECOND GROWTH/REDEVELOPMENT: 379			

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL 0			
LOCAL-SERVING 34			
BASIC 50			

NOTES/COMMENTS:

- The study area is the Half Moon Bay sphere of influence which includes the unincorporated communities of El Granada, Pillar Point, and Montara-Moss Beach.
- The unincorporated portion of the sphere contains 307.5 residential acres for an estimated 2501 units, 17.5 acres of local-serving (commercial-recreation), and 75.6 acres for basic activity (primarily industrial).
- The long-term residential potential (1636 acres) is subject to both sewerage and access constraints. The limited capacity of Route 92 is a constraint to development in the entire midcoastside area.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: 7-84			
				AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	195	65	260	TOTAL HOUSING UNITS			
LOCAL-SERVING	18	0	18	3130			
BASIC	133	0	133				
MIXED USES	64	49	113				
ALL USES	410	114	524				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	195	1869	9.6	RESIDENTIAL	0	99	0	99
POST-1990	65	559	8.6	LOCAL-SERVING	113	0	0	113
				BASIC	0	14	99	113

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 702				EMPLOYMENT (IF KNOWN): 0	
ACRES WITH EMPLOYMENT ESTIMATE: 8				UNITS PER AC: 7.1				EMPLOYEES PER ACRE: 0.0	
ESTIMATED EMPLOYMENT: 688									
EMPLOYEES PER ACRE: 89.4									

OFFICE ACRES: 8				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 26				
				REBUILD: 0				
				CONVERSION: 0				
				TOTAL SECOND GROWTH/REDEVELOPMENT: 26				

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 49				FROM:				
ESTIMATED EMPLOYMENT: 5600				RESIDENTIAL 0				
EMPLOYEES PER ACRE: 114.3				LOCAL-SERVING 0				
				BASIC 0				

OFFICE ACRES: 76								
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NOTES/COMMENTS:

- Foster City is defined by the city's LAFCO sphere of influence.
- The 1984 revision changed 32 acres in the Vintage Park area from residential (for 500 units) to basic (research and development, light industry).
- The post-1990 land supply includes an estimated 65 acres for 559 units in Neighborhoods 7 and 8A.
- The mixed use acreage consists of the Town Center proposal, which combines residential (702 units) with both local-serving and basic uses (retail commercial, office, hotel), and a 14.4-acre site which could combine local-serving and basic activity (Bridge Landing).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED:			
				County Planning			
RESIDENTIAL	110	0	110				
LOCAL-SERVING	8	0	8				
BASIC	51	0	51				
MIXED USES	0	0	0				
ALL USES	169	0	169	TOTAL HOUSING UNITS 1378			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	110	1378	12.6	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
				UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 0							
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 2				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
				INFILL: 39			
				REBUILD: 79			
				CONVERSION: 0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 118			
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT: 0				FROM:			
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 1			
				LOCAL-SERVING 28			
OFFICE ACRES: 43				BASIC 32			

NOTES/COMMENTS:

- The East Palo Alto community corresponds to the area outside Menlo Park's sphere of influence.
- The data are derived from information provided by San Mateo County staff, for the area was unincorporated at the time of the original survey. The community incorporated on July 1, 1983. As the new city develops a general plan, the data herein are subject to change.
- The available land assumes redevelopment of the Ravenswood High School site and a nursery, both for residential use. The local-serving potential is associated with several small sites. Basic acreage includes 25 acres planned for industrial uses in the Ravenswood Industrial Park and 18 acres (currently used by an auto wrecker) to be redeveloped with other industrial uses.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Public Works			
RESIDENTIAL	402	0	402				
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	402	0	402	TOTAL HOUSING UNITS 471			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	402	471	1.2	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0
ESTIMATED EMPLOYMENT:	0			UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
EMPLOYEES PER ACRE:	0.0						
OFFICE ACRES:	0						

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:	0			FROM:			
ESTIMATED EMPLOYMENT:	0			RESIDENTIAL	0		
EMPLOYEES PER ACRE:	0.0			LOCAL-SERVING	0		
OFFICE ACRES:	0			BASIC	0		

NOTES/COMMENTS:

- The study area corresponds to the town of Hillsborough.
- The available land summary includes development since 1980, the city's estimate of 222 vacant lots (158 acres), and an unsubdivided property of 227 acres.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY:	10-82
RESIDENTIAL	114	0	114	DATE(S) OF LOCAL REVIEW:	9-83, 11-85
LOCAL-SERVING	17	5	22	DATE(S) OF REVISIONS:	11-85
BASIC	173	22	195	AGENCY(IES) CONTACTED:	Planning
MIXED USES	3	3	6		
ALL USES	307	30	337	TOTAL HOUSING UNITS	482

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND: USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	114	375	3.3	RESIDENTIAL	4	2	0	6
POST-1990	0	0	0.0	LOCAL-SERVING	2	4	0	6
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	107	EMPLOYMENT (IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:	5			UNITS PER AC:	17.3	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:	150						
EMPLOYEES PER ACRE:	32.6						

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
			18	INFILL:				40
				REBUILD:				28
				CONVERSION:				0
				TOTAL SECOND GROWTH/REDEVELOPMENT:				68

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:	53			FROM:				
ESTIMATED EMPLOYMENT:	1200			RESIDENTIAL				0
EMPLOYEES PER ACRE:	22.6			LOCAL-SERVING				2
OFFICE ACRES:	93			BASIC				0

NOTES/COMMENTS:

- a. The study area is the Menlo Park sphere of influence which includes unincorporated pockets and a portion of Stanford University lands. 20 acres for the Menlo Oaks Corporate Center (rebuild potential) which is to provide high tech office and research facilities (360,000 square feet, partially completed as of 11-85).
- b. The residential land supply includes 58.5 acres for about 205 units at St. Patrick Seminary, 38 acres for 80 units in Sharon Hills (which were under construction in September 1983), and the Buck Estate (13 acres for 50 units). A proposal for the St. Patrick Seminary is currently under review.
- c. The basic land supply includes the 53-acre Menlo Business Park, 100 acres owned by Raychem, 20 acres on Stanford property, and
- d. The 1985 revision reduced the local-serving acreage to 17 (by removing the Ravenswood Yacht Marina). The acreage is comprised of several infill sites for predominantly commercial uses.
- e. The mixed use acreage includes the Two Worlds project (2.4 acres and 38 units), a project on Oak Grove Avenue, and two other infill sites.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	13	2	15				
LOCAL-SERVING	4	0	4				
BASIC	10	0	10				
MIXED USES	0	0	0				
ALL USES	27	2	29	TOTAL HOUSING UNITS 176			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	13	171	13.2	RESIDENTIAL	0	0	0	0
POST-1990	2	5	2.5	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC: 0.0			EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				
OFFICE ACRES:			4				

BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	INFILL:			12
ESTIMATED EMPLOYMENT:			0	REBUILD:			17
EMPLOYEES PER ACRE:			0.0	CONVERSION:			0
OFFICE ACRES:			0	TOTAL SECOND GROWTH/REDEVELOPMENT:			29

LAND USE SHIFT OF DEVELOPED ACREAGE			
FROM:			
RESIDENTIAL			0
LOCAL-SERVING			5
BASIC			0

NOTES/COMMENTS:

- The study area corresponds to the Millbrae sphere of influence.
- The post-1990 acreage is presently planned for open space, but zoned R-1, and would require a general plan amendment in order to accommodate 5 units.
- The local-serving acreage is comprised of small sites for retail and office commercial activity. The 10 acres with basic potential correspond to a site currently used for airport parking but potentially redevelopable with a major hotel.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82				
				DATE(S) OF LOCAL REVIEW: 9-83, 11-85				
				DATE(S) OF REVISIONS: 12-85				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	73	76	149					
LOCAL-SERVING	6	0	6					
BASIC	69	0	69					
MIXED USES	38	0	38					
ALL USES	186	76	262	TOTAL HOUSING UNITS 1377				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	73	673	9.2	RESIDENTIAL	1	37	0	38
POST-1990	76	700	9.2	LOCAL-SERVING	37	1	0	38
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 4 EMPLOYMENT (IF KNOWN): 0				
ACRES WITH EMPLOYMENT ESTIMATE: 0				UNITS PER AC: 4.0 EMPLOYEES PER ACRE: 0.0				
ESTIMATED EMPLOYMENT: 0								
EMPLOYEES PER ACRE: 0.0								
OFFICE ACRES: 4				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
				INFILL: 57				
				REBUILD: 0				
				CONVERSION: 0				
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 57				
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL 0				
				LOCAL-SERVING 0				
OFFICE ACRES: 20				BASIC 0				

NOTES/COMMENTS:

- The study area is the Pacifica sphere of influence.
- In 1984, the City amended its residential density ranges. Several northern coastal properties were redesignated to lower densities. At the same time, the City adopted a Density Bonus Program. City staff felt the density bonuses balanced the lost unit potentials, so ABAG staff did not revise the local policy survey data. The City also has a second residential unit ordinance which increases densities for infill areas.
- In September 1984, several large local-serving and/or basic projects were in the planning stage. These projects had not received approvals and were not incorporated into the data summary.
- Given the June 1982 growth control ordinance which allows only 70 new housing units per year, the available land supply was phased over time, 1980-2000. The summary does not include post-2000 development potential.

(Continued on the next page.)

- e. The City is currently reviewing the general plan and zoning designations of vacant hill-side properties, and residential densities may be lowered or changed to "Commercial" in response to site specific limitations or opportunities.
- d. Basic land attributable to sites greater than 5 acres include Mori Point, the quarry site, a 21-acre office/commercial site, a 25-acre commercial site, and a 20-acre site (specific use not determined). These sites are anticipated to accommodate hotel and tourist related activities.
- e. Mixed use acreage includes residential; except for 1 acre, potential housing units could not be quantified.

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION					
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82					
				DATE(S) OF LOCAL REVIEW: 9-83,11-85					
				DATE(S) OF REVISIONS: 12-85					
				AGENCY(IES) CONTACTED: Town Planner					
RESIDENTIAL	660	2730	3390						
LOCAL-SERVING	4	0	4						
BASIC	0	0	0						
MIXED USES	0	0	0						
ALL USES	664	2730	3394	TOTAL HOUSING UNITS		668			
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL					
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL	
1980-1990	660	303	0.5	RESIDENTIAL	0	0	0	0	
POST-1990	2730	365	0.1	LOCAL-SERVING	0	0	0	0	
				BASIC	0	0	0	0	
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0	
ACRES WITH EMPLOYMENT ESTIMATE:				4	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0	
ESTIMATED EMPLOYMENT:				40					
EMPLOYEES PER ACRE:				10.0					
OFFICE ACRES:				0	SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL:	0				
ACRES WITH EMPLOYMENT ESTIMATE:				0	REBUILD:	0			
ESTIMATED EMPLOYMENT:				0	CONVERSION:	0			
EMPLOYEES PER ACRE:				0.0	TOTAL SECOND GROWTH/REDEVELOPMENT:	0			
OFFICE ACRES:				0	LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:					
				RESIDENTIAL	0				
				LOCAL-SERVING	0				
				BASIC	0				

NOTES/COMMENTS:

- a. The study area is Portola Valley's sphere of influence which includes the unincorporated areas of Ladera, Vista Verde, and Los Trancos Woods.
- b. The data is based on the Town Planner's 1980 estimates of holding capacity which reflect slope-density standards and geologic instabilities to recognize environmental constraints.
- c. All of the post-1990 acreage is not sewered publicly, although other acceptable means of sewage disposal may be permitted by the town.
- d. The 1985 revision added 4 acres of local-serving land and employment estimates for this acreage.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82				
				DATE(S) OF LOCAL REVIEW: 9-83,11-85				
				DATE(S) OF REVISIONS: none				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	637	239	876					
LOCAL-SERVING	227	104	331					
BASIC	361	0	361					
MIXED USES	87	56	143					
ALL USES	1312	399	1711	TOTAL HOUSING UNITS 10201				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DJ/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	637	6838	10.7	RESIDENTIAL	0	0	0	0
POST-1990	239	3363	14.1	LOCAL-SERVING	0	143	0	143
				BASIC	143	0	0	143
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE: 73				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT: 4472								
EMPLOYEES PER ACRE: 61.3				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 158				INFILL:	123			
				REBUILD:	142			
				CONVERSION:	0			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:		265		
ACRES WITH EMPLOYMENT ESTIMATE: 0				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT: 0				FROM:				
EMPLOYEES PER ACRE: 0.0				RESIDENTIAL		1		
				LOCAL-SERVING		76		
OFFICE ACRES: 357				BASIC		15		

NOTES/COMMENTS:

- Redwood City's sphere of influence includes the unincorporated Emerald Lake Hills area.
- The residential acreage includes 116 acres for 853 units in Emerald Lake Hills, and the remainder is primarily in the Redwood Shores and South Shores areas. Much of South Shores is assumed to be unavailable for development until the 1990s, as this area is part of the city's "Urban Reserve".
- The mixed use acreage combines local-serving and basic uses (mostly office) at Redwood Shores. Most of the development potential at both Redwood Shores and South Shores is either predominantly basic or local-serving. The Redwood Shores Executive Office Park was classified as having basic employment potential.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 8-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning			
RESIDENTIAL	4050	87	4137	TOTAL HOUSING UNITS 897			
LOCAL-SERVING	0	0	0				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	4050	87	4137				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	4050	810	0.2	RESIDENTIAL	0	0	0	0
POST-1990	87	87	1.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT(IF KNOWN): 0 UNITS PER AC: 0.0 EMPLOYEES PER ACRE: 0.0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ESTIMATED EMPLOYMENT: 0							
EMPLOYEES PER ACRE: 0.0							
OFFICE ACRES: 0				INFILL: 0			
				REBUILD: 0			
BASIC LAND AND EMPLOYMENT POTENTIAL				CONVERSION: 0			
ACRES WITH EMPLOYMENT ESTIMATE: 0				TOTAL SECOND GROWTH/REDEVELOPMENT: 0			
ESTIMATED EMPLOYMENT: 0				LAND USE SHIFT OF DEVELOPED ACREAGE			
EMPLOYEES PER ACRE: 0.0				FROM:			
OFFICE ACRES: 0				RESIDENTIAL 0			
				LOCAL-SERVING 0			
				BASIC 0			

NOTES/COMMENTS:

- The Remainder area corresponds to the unincorporated area outside the city spheres of influence.
- The available land is located in the Mid-Coastside area which is predominantly in open space and/or agricultural use.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82 DATE(S) OF LOCAL REVIEW: 9-83,11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning and Building			
RESIDENTIAL	54	0	54				
LOCAL-SERVING	56	0	56				
BASIC	28	110	138				
MIXED USES	0	0	0				
ALL USES	138	110	248	TOTAL HOUSING UNITS 470			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	54	470	8.7	RESIDENTIAL	0	0	0	0
POST-1990	0	0	0.0	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE:			6	HOUSING UNITS:		0	EMPLOYMENT (IF KNOWN): 0	
ESTIMATED EMPLOYMENT:			186	UNITS PER AC:		0.0	EMPLOYEES PER ACRE: 0.0	
EMPLOYEES PER ACRE:			29.1					
OFFICE ACRES:			21					

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			9	INFILL:		16	
ESTIMATED EMPLOYMENT:			810	REBUILD:		0	
EMPLOYEES PER ACRE:			88.0	CONVERSION:		0	
OFFICE ACRES:			28	TOTAL SECOND GROWTH/REDEVELOPMENT:		16	
				FROM:			
				RESIDENTIAL		0	
				LOCAL-SERVING		0	
				BASIC		0	

NOTES/COMMENTS:

- The study area is the San Bruno sphere of influence.
- The available land summary includes 110 acres of unincorporated land with basic development potential that is owned by San Francisco.
- The residential acreage involves 31 acres for specific projects approved for a total of 333 units and another 23 acres that could potentially accommodate 137 units. This estimate does not include potentially redevelopable, closed school sites.
- The local-serving acreage corresponds to nine sites, including the Skyline site (21.5 acres), a 6.4-acre proposed medical center, and part of the Bayhill development.
- Most of the Bayhill project was included in the basic acreage, since it is proposed to serve as a regional office center.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION	
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82	
RESIDENTIAL	221	181	402	DATE(S) OF LOCAL REVIEW: 9-83,11-85	
LOCAL-SERVING	2	0	2	DATE(S) OF REVISIONS: none	
BASIC	52	0	52	AGENCY(IES) CONTACTED:	
MIXED USES	0	0	0	Planning	
ALL USES	275	181	456	TOTAL HOUSING UNITS	1812

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	221	880	4.0	RESIDENTIAL	0	0	0	0
POST-1990	181	932	5.1	LOCAL-SERVING	0	0	0	0
				BASIC	0	0	0	0

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 0 EMPLOYMENT (IF KNOWN): 0			
ACRES WITH EMPLOYMENT ESTIMATE:			0	UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:			0				
EMPLOYEES PER ACRE:			0.0				

OFFICE ACRES:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
			0	INFILL:			87
				REBUILD:			76
				CONVERSION:			2
				TOTAL SECOND GROWTH/REDEVELOPMENT:			165

BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:			0	FROM:			
ESTIMATED EMPLOYMENT:			0	RESIDENTIAL			0
EMPLOYEES PER ACRE:			0.0	LOCAL-SERVING			28
				BASIC			0

OFFICE ACRES:			
			52

NOTES/COMMENTS:

- The data summary is for the San Carlos sphere of influence.
- The residential land supply includes the Crestview Park project (46.5 acres, 80 units), Vista de San Carlos (13.5 acres, 63 units), and the Laureola school site (6 acres, 50 units). The long-term acreage includes the Tierra Linda school site (20.4 acres, 122 units).
- The acreage with rebuilding potential includes 50 acres of "underutilized" industrial land.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: 7-84			
				AGENCY(IES) CONTACTED:			
				Community Development			
RESIDENTIAL	424	30	454	TOTAL HOUSING UNITS			
LOCAL-SERVING	123	170	293	3911			
BASIC	23	0	23				
MIXED USES	1	0	1				
ALL USES	571	200	771				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	424	3546	8.4	RESIDENTIAL	1	0	0	1
POST-1990	30	280	9.5	LOCAL-SERVING	0	1	0	1
				BASIC	0	0	0	0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	85	EMPLOYMENT (IF KNOWN):		0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	70.8	EMPLOYEES PER ACRE:		0.0
ESTIMATED EMPLOYMENT:								
EMPLOYEES PER ACRE:				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES:				INFILL:	110			
				REBUILD:	25			
				CONVERSION:	2			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT:		137		
ACRES WITH EMPLOYMENT ESTIMATE:				LAND USE SHIFT OF DEVELOPED ACREAGE				
ESTIMATED EMPLOYMENT:				FROM:				
EMPLOYEES PER ACRE:				RESIDENTIAL		0		
				LOCAL-SERVING		7		
OFFICE ACRES:				BASIC		0		

NOTES/COMMENTS:

- The San Mateo sphere of influence includes the unincorporated Highlands area, which has 46 acres available for 117 housing units, and the Peninsula Golf and Country Club.
- The 1984 revisions added the potentially redevelopable Lakeshore School site (7.1 acres, 453 units) and the Edgewater Technology Center. The Technology Center was a general plan amendment, so 18 residential acres for 360 units were revised to 18 acres with basic potential (research and development).
- The post-1990 acreage is comprised of residential land at San Mateo College and Bay Meadows and local-serving land at Bay Meadows.
- The residential development potential is a conservative estimate. It does not include additional housing potential in the downtown area as a result of new policies (e.g., higher permitted densities) in the city's new Downtown Specific Plan, adopted July 1985.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82				
				DATE(S) OF LOCAL REVIEW: 9-83,11-85				
				DATE(S) OF REVISIONS: 1-86				
				AGENCY(IES) CONTACTED: Planning				
RESIDENTIAL	242	31	273					
LOCAL-SERVING	159	0	159					
BASIC	257	41	298					
MIXED USES	79	0	79					
ALL USES	737	72	809	TOTAL HOUSING UNITS 3078				
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	242	2403	9.9	RESIDENTIAL	0	54	0	54
POST-1990	31	375	12.0	LOCAL-SERVING	54	25	0	79
				BASIC	25	0	0	25
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 300				EMPLOYMENT(IF KNOWN): 0
ACRES WITH EMPLOYMENT ESTIMATE: 10				UNITS PER AC: 5.6				EMPLOYEES PER ACRE: 0.0
ESTIMATED EMPLOYMENT: 960								
EMPLOYEES PER ACRE: 98.0								
OFFICE ACRES: 132				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
BASIC LAND AND EMPLOYMENT POTENTIAL				INFILL: 87				
ACRES WITH EMPLOYMENT ESTIMATE: 117				REBUILD: 239				
ESTIMATED EMPLOYMENT: 10400				CONVERSION: 1				
EMPLOYEES PER ACRE: 88.9				TOTAL SECOND GROWTH/REDEVELOPMENT: 327				
OFFICE ACRES: 289				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL 0				
				LOCAL-SERVING 15				
				BASIC 85				

NOTES/COMMENTS:

- The study area is the city of South San Francisco's sphere of influence which includes the recently incorporated south slope of San Bruno Mountain.
- The available land estimates are derived primarily from the city's August 1981 and June 1982 parcel surveys.
- The residential land supply includes the south slope of San Bruno Mountain (105 acres for 745 units). The long-term land is now incorporated.
- Much of the redevelopment potential is located in the Gateway area, east of the Bayshore Freeway. The redevelopment area has been expanded, and the 1986 revision added 54 acres (U.S. Steel property) to the mixed use land supply (1980-1990).
- The local-serving potential includes the McClellan nursery, Oyster Point Marina, a recently constructed home improvement center, and Sierra Point.

(Continued on the next page.)

- f. The mixed use acreage includes 25 acres on the south slope of San Bruno Mountain and 54 acres in the U.S. Steel Redevelopment Area. The 1986 revision added the Shearwater project which combines commercial and residential (300 units) on 54 acres. This controversial project has been approved by the County Planning Commission and is to go before the City Planning Commission.

ASSOCIATION OF BAY AREA GOVERNMENTS
JANUARY 1986

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 10-82			
				DATE(S) OF LOCAL REVIEW: 9-83,11-85			
				DATE(S) OF REVISIONS: none			
				AGENCY(IES) CONTACTED: Planning Consultant			
RESIDENTIAL	2020	760	2780				
LOCAL-SERVING	1	0	1				
BASIC	0	0	0				
MIXED USES	0	0	0				
ALL USES	2021	760	2781	TOTAL HOUSING UNITS		745	
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL			
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY TOTAL
1980-1990	2020	654	0.3	RESIDENTIAL	0	0	0 0
POST-1990	760	91	0.1	LOCAL-SERVING	0	0	0 0
				BASIC	0	0	0 0
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS:	0	EMPLOYMENT(IF KNOWN):	0
ACRES WITH EMPLOYMENT ESTIMATE:				UNITS PER AC:	0.0	EMPLOYEES PER ACRE:	0.0
ESTIMATED EMPLOYMENT:							
EMPLOYEES PER ACRE:							
OFFICE ACRES:							
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
ACRES WITH EMPLOYMENT ESTIMATE:				INFILL:	26		
ESTIMATED EMPLOYMENT:				REBUILD:	0		
EMPLOYEES PER ACRE:				CONVERSION:	0		
OFFICE ACRES:				TOTAL SECOND GROWTH/REDEVELOPMENT:	26		
				LAND USE SHIFT OF DEVELOPED ACREAGE			
				FROM:			
				RESIDENTIAL	0		
				LOCAL-SERVING	0		
				BASIC	0		

NOTES/COMMENTS:

- The study area corresponds to Woodside's sphere of influence.
- The estimates of available land and potential housing units were derived from the town's 1982 estimates of buildable sites and remaining holding capacity as affected by slope, geologic, and seismic constraints. The residential acreage includes two large sites with low density potential: Summit Springs (620 acres for about 75 units) and Whiskey Hill Estates (130 acres for 22 units).

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION				
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82 DATE(S) OF LOCAL REVIEW: 4-83, 11-85 DATE(S) OF REVISIONS: None AGENCY(IES) CONTACTED: 2				
RESIDENTIAL	209	194	403	TOTAL HOUSING UNITS 43334				
LOCAL-SERVING	27	10	37					
BASIC	197	16	213					
MIXED USES	130	60	190					
ALL USES	563	280	843					
RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	209	12970	62.1	RESIDENTIAL	149	19	0	168
POST-1990	194	12205	62.9	LOCAL-SERVING	0	161	18	179
				BASIC	40	9	0	49
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 18159 EMPLOYMENT (IF KNOWN): 35885 UNITS PER AC: 108.2 EMPLOYEES PER ACRE: 189.9				
ACRES WITH EMPLOYMENT ESTIMATE: 1 ESTIMATED EMPLOYMENT: 555 EMPLOYEES PER ACRE: 555.0				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
OFFICE ACRES: 24				INFILL: 66 REBUILD: 666 CONVERSION: 18 TOTAL SECOND GROWTH/REDEVELOPMENT: 750				
BASIC LAND AND EMPLOYMENT POTENTIAL				LAND USE SHIFT OF DEVELOPED ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 44 ESTIMATED EMPLOYMENT: 58057 EMPLOYEES PER ACRE: 1319.5				FROM: RESIDENTIAL 0 LOCAL-SERVING 129 BASIC 290				
OFFICE ACRES: 164								

NOTES/COMMENTS:

- The data is for the City and County of San Francisco.
- See the San Francisco place summary for an explanation of the land data.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82 DATE(S) OF LOCAL REVIEW: 4-83, 11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: 2			
RESIDENTIAL	209	194	403				
LOCAL-SERVING	27	10	37				
BASIC	197	16	213				
MIXED USES	130	60	190				
ALL USES	563	280	843	TOTAL HOUSING UNITS 43334			

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	209	12970	62.1	RESIDENTIAL	149	19	0	168
POST-1990	194	12205	62.9	LOCAL-SERVING	0	161	18	179
				BASIC	40	9	0	49

LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 18159 EMPLOYMENT(IF KNOWN): 35885 UNITS PER AC: 108.2 EMPLOYEES PER ACRE: 189.9			
ACRES WITH EMPLOYMENT ESTIMATE:		1					
ESTIMATED EMPLOYMENT:		555					
EMPLOYEES PER ACRE:		555.0		SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE			
OFFICE ACRES:		24		INFILL: 66			
				REBUILD: 666			
				CONVERSION: 18			
BASIC LAND AND EMPLOYMENT POTENTIAL				TOTAL SECOND GROWTH/REDEVELOPMENT: 750			
ACRES WITH EMPLOYMENT ESTIMATE:		44		LAND USE SHIFT OF DEVELOPED ACREAGE			
ESTIMATED EMPLOYMENT:		58057		FROM:			
EMPLOYEES PER ACRE:		1319.5		RESIDENTIAL 0			
				LOCAL-SERVING 129			
OFFICE ACRES:		164		BASIC 290			

NOTES/COMMENTS:

- a. All of the City and County of San Francisco is defined as urban.

SUMMARY OF AVAILABLE LAND (GROSS ACRES), 1980-2005				SURVEY INFORMATION			
LAND USE	AVAILABLE 1980-1990	AVAILABLE POST-1990	TOTAL ACRES	DATE OF ORIGINAL SURVEY: 9-82 DATE(S) OF LOCAL REVIEW: 4-83, 11-85 DATE(S) OF REVISIONS: none AGENCY(IES) CONTACTED: Planning Redevelopment Agency			
RESIDENTIAL	209	194	403	TOTAL HOUSING UNITS 43334			
LOCAL-SERVING	27	10	37				
BASIC	197	16	213				
MIXED USES	130	60	190				
ALL USES	563	280	843				

RESIDENTIAL LAND AND POTENTIAL HOUSING UNITS				MIXED USE LAND:USE COMBINATIONS AND HOUSING/EMPLOYMENT POTENTIAL				
	ACRES	UNITS	DU/AC	TYPE OF USE	PRIMARY	SECONDARY	TERTIARY	TOTAL
1980-1990	209	12970	62.1	RESIDENTIAL	149	19	0	168
POST-1990	194	12205	62.9	LOCAL-SERVING	0	161	18	179
				BASIC	40	9	0	49
LOCAL-SERVING LAND AND EMPLOYMENT POTENTIAL				HOUSING UNITS: 18159 EMPLOYMENT (IF KNOWN): 35885				
ACRES WITH EMPLOYMENT ESTIMATE: 1				UNITS PER AC: 108.2 EMPLOYEES PER ACRE: 189.9				
ESTIMATED EMPLOYMENT: 555								
EMPLOYEES PER ACRE: 426.9								
OFFICE ACRES: 24								
BASIC LAND AND EMPLOYMENT POTENTIAL				SECOND GROWTH/REDEVELOPMENT POTENTIAL ACREAGE				
ACRES WITH EMPLOYMENT ESTIMATE: 44				INFILL: 66				
ESTIMATED EMPLOYMENT: 58057				REBUILD: 666				
EMPLOYEES PER ACRE: 1322.5				CONVERSION: 18				
OFFICE ACRES: 164				TOTAL SECOND GROWTH/REDEVELOPMENT: 750				
				LAND USE SHIFT OF DEVELOPED ACREAGE				
				FROM:				
				RESIDENTIAL 0				
				LOCAL-SERVING 129				
				BASIC 290				

NOTES/COMMENTS:

- The study area is the City and County of San Francisco.
- The post-1990 land supply includes 127 acres for 7500 housing units, 16 acres for basic, and 10 acres for local-serving activity that are specifically associated with the Mission Bay project. The development plan for this project has been revised several times. Users of this data summary are advised to consult with the City Planning Department for the most recent information.
- The second growth/redevelopment estimates are conservative, as not all potentially redevelopable sites could be identified and included in the ABAG survey.
- Local-serving acreage is to redevelop primarily with residential and mixed uses; it is concentrated in the Van Ness Corridor. Redevelopable basic land could shift to residential and mixed uses, primarily in the Mission Bay, Rincon Hill, Rincon Point-South Beach, and South of Market areas.

APPENDIX A

SURVEY METHODOLOGY

A. Introduction

The ABAG Local Development Policy Survey of 1981-1982 was designed to produce two sets of data. The first data set is comprised of the amount and type of land that developed between 1975 and 1980. The existing ABAG 1975 land data base included developed and unusable acreages by census tract; it needed to be adjusted to reflect 1980 conditions. The second data set required redefining the vacant and redevelopable land acreages according to their development potential based on local policies currently in effect. The new survey was designed originally to identify acreages precluded from development by local policies. This unavailable acreage was not identified throughout the region due to staff and time constraints.

The focus of the revised Local Policy Survey was on obtaining data from agencies having the major responsibility for local development policies and related programs. A local development policy is defined broadly as a principle, plan, or course of action (pursued by local government) that is concerned with the use of land, either its development or preservation. The term implies both statements of objectives and implementation actions. Related programs include activities that indirectly affect land use / development in a specific jurisdiction. City and county planning departments were the primary sources of information. Secondary sources include public works agencies, redevelopment agencies, port authorities, special districts, and economic development departments.

In summary, the 1981-1982 Local Development Policy Survey was to identify geographically the type and intensity of development that occurred from April 1975 to April 1980, areas with and without development potential over the 1980 to 2000 period, and local policies relevant to both the actual development that occurred and future growth. The land-based data obtained in the agency interviews and augmented with post-interview data from additional sources were compiled in a tabular format for translation into a machine-readable data base and then analyzed in a series of project reports or "working papers." Local agencies directly participating in the survey (i.e., the agencies interviewed by ABAG staff) were given the opportunity to review and comment on both the data summary tabulations and the drafts of the working papers pertaining to their specific jurisdictions. Every effort was made to produce data tabulations in a format that facilitated their review by the local agencies involved.

The new Survey format followed by ABAG staff is summarized as follows:

- (1) Determine primary agencies to be interviewed, and contact them regarding type of data needed. Allow sufficient time for the agency to compile the data and schedule an interview.

- (2) During the interview, ask local planners to identify sites that were developed from 1975-1980 and sites with development potential including new projects directly on map overlays to USGS 7-1/2' quad sheets (1" equals 2000') or on a local base map.
- (3) Prepare new map overlays of 1975-1980 change, post-1980 development potential, and undevelopable lands. Follow up on interview data as necessary to complete map summaries and project files (i.e., complete field data collection).
- (4) Tabulate the specific land unit information from the overlay maps and project files onto coding forms; code data; input data to computer system; and retrieve data in summary tabulations by geographic area and type.
- (5) Prepare draft working paper which is to include community profiles summarizing survey results. Send the report and supporting data printouts to participating agencies for their review and comment.
- (6) Revise data file and working paper as necessary.

As staff resources permitted, existing sources of information available at ABAG--such as the A-95 Clearinghouse logs, surplus lands study, and housing activity reports--were inventoried prior to the agency interviews.

B. Local Agency Interviews

The local agency interviews were structured to verify growth and geographic changes occurring 1975-1980 and to identify post-1980 development potential (including the lack of development potential where applicable). The following description outlines the specific objectives and tasks involved with the interview process:

Verification of Growth/Geographic Changes, 1975-1980:

Objective A: To identify changes in city boundaries and LAFCO spheres; in developed and undeveloped land uses; and in population, housing units, and employment over the 1975-1980 period. To tie these changes to a specific geographic location.

Tasks:

- (1) On map overlays to USGS quad base maps, the local agency should identify changes in city boundaries and/or LAFCO spheres. Or, the agency may provide separate maps of these boundary changes.
- (2) Identify public developments and projects implemented between 1975 and 1980.

- (a) On the map overlay (or base map), the local agency should sketch in the location and extent of the public development and provide the following detailed information as available: type of use, acreage, number of housing units and type (singles, multiples), floor area (sq. ft.), and employment.
 - (b) Note the previous as well as the existing land use (e.g., previous uses such as vacant residential, redeveloped commercial, agriculture).
 - (c) Identify new public parks and other open space purchases by public agencies as well as developed land uses.
- (3) Identify private development projects completed between 1975 and 1980.
- (a) On a map overlay, the local agency should draw in residential, commercial, and industrial developments and note acreage, type, and intensity of use (similar to 2a and 2b above).
 - (b) If development is a private redevelopment project, note previous type and intensity of use on the overlay.
- (4) Obtain summaries of housing stock and population by census tract, if available, for the years 1975 and 1980. Also obtain local existing land use summaries for each community, if available.

Objective B: To determine factors affecting local development pattern during 1975-1980 as identified by agency staffs.

Tasks:

- (1) Identify specific local policies (e.g., promote moderate income housing, encourage industrial development, preserve neighborhood character) and implementation measures (e.g., zoning changes, redevelopment programs, housing construction loans, growth management plans) believed to have most directly influenced development. Note if each local policy and implementation measure was in effect prior to 1975 or was effected during the 1975-1980 period.
 - (a) Did the locality adopt/implement measures to encourage the reuse or recycling of developed urban land and/or infill (i.e., new development on small vacant or cleared lots in substantially built-up areas)?
- (2) Identify relevant socio-economic factors (e.g., changes in population characteristics, land prices, interest rates, Proposition 13).

- (3) Note specific State and/or Federal programs that directly affected the local development pattern (such as SB 99/RCLA bonds, HUD economic development/housing subsidies, EDA grants, FAU grants, etc.)
- (4) Identify type and extent of significant capital improvements completed 1975-1980.

Determination of Post-1980 Development Potential:

Objective A: To identify potential changes in the supply of developed and developable land including intensity and type of use.

Tasks:

- (1) Identify "committed" development projects and locate geographically. Committed projects are those for which local approval has been granted and include both private and public projects. Note anticipated timing of project completions. The local agency should draw in project location on map and provide detailed information as available (acreage, density, and type of units for residential; square footage and expected number of employees for commercial and industrial). Also identify potential conversions from one land use to another (e.g. school sites to housing).
- (2) Review proposed land use--general plan designation and zoning--for residual land supply. Residual land supply is defined as remaining vacant and/or redevelopable parcels not previously identified as "committed."
 - (a) Identify vacant parcels on map overlay, noting density range and expected build-out for residential.
 - (b) Identify areas with potential for land use/zoning change in short term (1980-85), for example, existing neighborhoods where downzoning is under study.
 - (c) Identify areas with land recycling and infill potential on map overlay, and obtain local estimates of the acreage and expected dwelling units where available. Or identify where infill development is likely not to occur before 2000.
 - (d) Note any specific environmental and service constraints to development of the residual land supply on map overlay.

Objective B: To determine community-wide constraints to and opportunities for residential, commercial, and industrial development.

Tasks:

- (1) Identify specific local policies and implementation programs to encourage or discourage residential growth (e.g., growth management plans, service moratoria, parking requirements) over the short and long terms.
- (2) Identify constraints/opportunities for commercial development, including commercial office zoning requirements such as parking, floor area, and height restrictions. Obtain local planner's judgment on future commercial growth relative to past performance.
- (3) Identify constraints/opportunities for industrial development. Does community apply industrial zoning to lands with little industrial potential (i.e., buffers, holding zones, land reserves), and if so, where? Obtain local planner's judgment as to what kind of industrial development is anticipated and when?
- (4) Obtain schedule for sewerage improvements including treatment plant capacity (if available). Is any type of customer (residential, commercial, industrial, institutional) likely to be restricted in allotments of plant capacity?
- (5) Are other significant urban services (water, roads, power, schools) anticipated to constrain or encourage growth in developed and undeveloped areas?
- (6) Identify other agencies and their programs that could affect development potential in (or adjacent to) the community.

An outline summarizing the interview process is attached as page A-12.

C. Tabulation on the Field Data

The "field data" from the 1981-82 Local Policy Survey are defined as the information derived from the local agency interviews, that pertains specifically to units of land. The field data are obtained either directly from the local agency interviews or indirectly through follow-up activities including data from relevant reports, plans, and maps. The land units include development projects, vacant parcels and areas, and redevelopment sites. In a few cases, a development project may involve more than one land unit. This occurs with some very large projects comprised of several uses but where each use occupies a different site. If more than one use occupies a single site, then the land unit is recorded as a mixed-use project (not as several projects or land units). Land units are specific to census tracts. If a project spanned two tracts, then separate land units were created. Some land units represent a summary of two or more sites in a census tract, if this was the type of information available.

Much of the field data were mapped by ABAG on thin paper overlays to USGS 7-1/2' quadrangle map sheets. Working directly from the map and census tract overlays, an ABAG planner tabulated the land unit information on a form which identifies the following:

- Location, and
- Land acreage, and
- Type of development/redevelopment occurring 1975-1980, including density, or
- Type of development opportunity/unavailable open land.

The "Tabulation of Field Data" form is designed to organize the data for each land unit onto one sheet and to assist in coding the data so that they can be translated into a machine-readable format. The form allows for comments and non-coded information relevant to each land unit. It is important that a record of each land unit be maintained rather than initially summarizing the data by tract. The land unit records facilitate making corrections to the data (as needed) as well as improving the usability of the data.

The following describes the major components of the field data form. (See page A-12 for a reduced copy of the form).

Tabulation Identification

The form's title box (in the right hand corner) initially defines location according to quad sheet name and number, the preparer of the completed form, and the date of preparation.

Location

The geographic identification of each land unit is defined by several codes in order that the data can be aggregated to several areas depending on the needs of the user. The Local Development Policy Survey Land Unit Record Number includes a county code, and 440 zone number. If the land unit is located in a city or an unincorporated place, this is also coded. If not located within a city, the land unit may be located within a city sphere of influence or, if not in a city sphere, then within a special district sphere. Or it may not be located within any LAFCO sphere of influence, and this is noted.

Land Acreage

The size of the land unit is noted to the nearest tenth of an acre (when possible). Gross or net (of streets) acreage is filed in, depending upon which figure was available from the data source. It is important to distinguish between net and gross so that adjustments can be made to the

data at a later point to generate street acreages. In general, the 1975-1980 data is net acreage, while the post-1980 development potential is gross acreage.

1975-1980 Development

If the land unit was developed between 1975 and 1980, then the type of development that occurred (either on vacant land or as redevelopment) is tabulated and coded. There are five categories of land uses--residential, local service, basic, mixed, and streets/highways--and several modifiers.

1. Residential: Residential land units are described according to the number of units, density (units/acre), and tenure. The coding for tenure indicates whether it is intended for owner occupancy or rental and whether it involves some form of governmental assistance or subsidy (i.e., nonmarket rate, loan subsidy, etc.). If the information concerning tenure was not available or could not be inferred, then this is also noted on the form.

2. Local Service: This category of land unit often includes commercial uses but is more accurately defined as an area with local-serving employment. The employment definition is derived from the Standard Industrial Classification Code components of the ABAG Modeling System Industry Groups for local-serving industries. Local service acreages would include land devoted to:

- retail trade offices;
- churches;
- schools below the state level;
- hospitals;
- local and rapid transit;
- communications and utilities;
- restaurants;
- banks, credit agencies, insurance brokers and agents' offices, and real estate offices;
- hotels, motels, and other local services; and
- local governments' facilities.

Local service land units are described according to the number of jobs associated with the project or density (jobs/acre) when this information is known. If the project is an office development, this is also noted. In some cases, the employment may be estimated from square footage of floor space (e.g., 250 sq. ft. per employee assumed for offices).

3. Basic:

Basic land units are generally industrial types of land uses but are more accurately defined as areas with basic employment. The employment definition is derived from the Standard Industrial Classification Code components of the ABAG Modeling System Industry Groups for basic industries, both manufacturing and non-manufacturing. Basic acreages would include land devoted to:

- heavy industry;
- food processing;
- high technology manufacturing;
- miscellaneous manufacturing;
- long distance transportation;
- wholesale trade;
- finance and insurance (security and commodity brokers, dealers, exchanges, and services; insurance carriers; holding and other investment companies);
- business services;
- schools at the state level (4-year colleges and universities) and museums; and
- Federal and State governments.

Basic land units are described according to the number of jobs associated with the projected land density (jobs/acre) when these data are available. Some office developments may be basic, so this is also noted where applicable. The office employment may be derived from square footage of floor space if specific estimates are not provided by local agencies.

**4. Mixed
Land Use:**

A mixed land use land unit is one in which more than one type of land use (e.g, residential, local-serving, basic) is occupying the same site, such as a local-serving/residential project with retail services on the ground floor and multiple-unit residential above. While some large-scale development projects may involve several uses wherein the uses occupy different sites, these sites are coded as separate land units. The primary/secondary/tertiary designations refer to the predominant use (based upon site coverage or floor area or population/employment density) and other uses. The residential component may be modified by the tenure category, and the basic/local service components may be modified by the office question.

**5. Streets and
Highways:**

As a land unit, street and highway acreage generally refers to specific acreage in a particular development project that has been allocated for this purpose. Where the acreages associated with highway

improvements were provided in the local agency interviews, these acreages are tabulated on the field data forms.

The land units that developed during the 1975-1980 period may involve redevelopment, so the field data form provides for a description of this "second growth"¹ type of development ("first growth" being new development on vacant acreages of usually 5 acres or more). For redevelopment projects that occur on "existing" developed land (1975), the shift of developed acres from residential, basic, or local-serving use (to the use identified under "1975-1980 Development") is to be indicated on the form. These data will help to reconcile the new Local Policy Survey data with ABAG's 1978 acreage data base (for 1975). The shift data also note whether the property had been publicly-owned or privately-owned if such information was obtainable. The type of redevelopment--infill, rebuild, or conversion--is further defined, again noting the public/private sector involvement in the resulting development.

On the coding form, "infill" specifically applies to development that occurred on scattered urban sites that may have been developed and then cleared at some unknown time. It is assumed to be a small residual quantity of "vacant" or underutilized land and is not to be confused with other definitions of infill (as employed by HUD, OPR, or People for Open Space). The recycling of urban land, wherein already developed areas accommodate additional development or households without using vacant land, is identified by the categories "rebuild" and "conversion." Rebuild includes urban renewal projects that involve land clearance and new construction. Conversion means the reuse of an existing structure for a different use or a more intense use, such as the conversion of a single family home to multiple units or an industrial building into commercial units or residential units.

Development Opportunities /Planned Land Use

This section documents vacant land, both land available for development and land that is prohibited from developing according to local land use policies, and the availability of service infrastructure. The categories under the 1975-1980 Development section are repeated here: residential, local service, basic, office, streets and highways, tenure type, and mixed land use. There is one additional category for vacant land that is not presently available for development according to local land use plans--unavailable open land (publicly-owned or privately-owned). The unavailable open land is further defined as to types of public open space (including the agency involved and the land unit's status whether owned by the agency or with its purchase committed, designated as surplus property, or a right

¹ "Second growth" is a term that was used by ABAG in the 1976 Survey to mean development/change that does not necessarily involve vacant land as described in the 1975 data base.

of way), types of private open space (such as recreation, industrial buffer, and agricultural preserves), and the local policy instruments in effect to maintain these areas in open uses.

The Development Status category applies to land units with clear potential for development. It notes whether a land unit proposed for development has received the necessary administrative approvals, e.g., whether it has general plan, zoning, or project approval or if an actual building permit had been granted. If the project is under construction, this is also noted. The point at which a particular project is in the administrative approval process indicates the expected timing of the development. And the expected timing of project completion is what is coded for the computer. For example, most projects that are under construction in 1981 are likely to be completed in the 1980-1985 period. The expected timing of a development proposal is also based on the local planner's judgment. If a land unit has a number of development constraints that must be resolved prior to its development, then the timing of its availability should reflect this. In short, specific approved projects were most often coded in 1980-1985. Land available according to the general plan designation, with no serious infrastructure constraints, was most often coded as available 1985-1990.

A land unit described as a development opportunity may also be a planned redevelopment project. The redevelopment land use shift and type categories on the form would then be completed as indicated previously in this report.

Development Constraints

The development constraints modify the type of land unit identified in the Development Opportunities/Planned Land Use section. There are two basic types of development constraints--urban service/infrastructure and environmental. Concerning the urban services of sewer, water, and road access, the land unit is identified as having one or more of these services "in place," or existing (therefore, no constraint); "committed," being provided by the appropriate public agency or by a private arrangement with a public agency (such as a developer constructing necessary road improvements); "not committed," meaning there is no provision for the for the service at present; "not required," applying to those areas where local regulations permit septic tanks or other private disposal systems, private wells, and/or private road access; or "status unknown," indicating a lack of available information. An "other" category is provided should there be additional service requirements affecting development potential.

Environmental polices, as implemented through local ordinances and development restrictions, may also reduce development potential. The coding form provides for two types--"blanket restrictions" that apply to all such conditions in the city or area and "site restrictions," which are specific to the particular land unit and are often included as a condition of approval for planned unit developments. Slope, flood, and geologic hazards are the usual environmental problems affecting development

potential. Provision is made for noting other hazards (such as noise) as well. If no environmental restrictions are identified, then such information is also coded.

Local governments may also adopt temporary moratoria on development activities in order to study and resolve a particular service or environmental problem. These moratoria may influence the expected timing of the development in the Development Status section. The moratoria are to be noted by type on the coding form.

A copy of the coding form is attached to this report as pages A-13 and A-14.

LOCAL POLICY SURVEY INFORMATION SUMMARY

- I. Verification of Growth/Geographic Changes, 1975-80
 - A. Changes in city boundaries, LAFCO spheres, developed and undeveloped land uses, population, employment, and housing units.
 - 1. City boundaries, LAFCO sphere boundaries
 - 2. Public sector development
 - 3. Private sector development
 - 4. Summaries of housing stock and population estimates by census tract, local land use surveys
 - B. Factors affecting local development pattern, 1975-80
 - 1. Local policies and implementation measures
 - 2. Relevant socio-economic factors (demographic and market conditions)
 - 3. State and Federal programs
 - 4. Capital improvements/infrastructure
- II. Determination of Post-1980 Developmental Potential
 - A. Supply of developed and developable land
 - 1. "Committed" development
 - 2. Proposed land use for residual land supply (vacant parcels, potential and shifts, infill and recycling potential, environmental and service constraints)
 - B. Overall constraints and opportunities
 - 1. Local policies and implementation measures concerning residential development
 - 2. Commercial development constraints/opportunities
 - 3. Industrial development constraints/opportunities
 - 4. Sewage improvements schedule
 - 5. Other urban services
 - 6. Other agencies' programs

1975 - 1980 Development*

RESIDENTIAL		LOCAL SERVICE		BASIC		OFFICE	
UNITS	ACRE	JOBS	ACRE	JOBS	ACRE	YES	
						NO	
						2	
MIXED LAND USE*							STREETS & HWYS
PRIMARY							SECONDARY
TENURE*	CODE	USE	CODE	USE	CODE	USE	CHECK IF APPLICABLE

Land Acreage

GROSS

OR

NET

DATA SOURCE; CHECK ONE

1976 DATA BASE

1981-82 INTERVIEW

1981-82 MEASURE

Location

NAME OF CITY OR UNINCORPORATED PLACE

LDPs LAND UNIT RECORD NUMBER

CITY CODE

COUNTY CODE

CENSUS TRACT 1980

LAND UNIT CODE

CENSUS TRACT 1970

440 ZONE

CITY

DISTRICT

NOT IN SPHERE

SPHERE OF INFLUENCE; CHECK ONE

1

2

3

Local Development Policy Survey

Tabulation of FIELD DATA

USGS QUAD NAME

CODE

PREPARED BY

DATE

* ASTERISK MEANS SEE APPROPRIATE COMMENTS, CODES OR DEFINITIONS ON REVERSE SIDE

REDEVELOPMENT - LAND USE SHIFT*

LAND USE SHIFT OF DEVELOPED ACRES FROM:

	PUBLIC	PRIVATE	UNDEVELOPED
RESIDENTIAL	1	4	7
BASIC	2	5	8
LOCAL SERVICE	3	6	9

NOT APPLICABLE / NO SHIFT

0

TYPE OF REDEVELOPMENT*

REDEVELOPMENT PROJECT:

	YEAR APPL'D	CLEARANCE YR	CURRENT USE
	INFILL	REBUILD	CONVERSION
PUBLIC	1	4	7
PRIVATE	2	5	8
PUBLIC & PRIVATE	3	6	9

IF INFORMATION NOT AVAILABLE / NOT APPLICABLE

0

Development Opportunities / Planned Land Use*

RESIDENTIAL		LOCAL SERVICE		BASIC		OFFICE		STREETS & HWYS	
UNITS	ACRE	JOBS	ACRE	JOBS	ACRE	YES			
						NO			
						2			
MIXED LAND USE*							UNAVAILABLE OPEN LAND		
PRIMARY							PUBLIC		
SECONDARY							PRIVATE		
TENURE*	CODE	USE	CODE	USE	CODE	USE	USE	USE	

Development Constraints*

STATUS OF URBAN SERVICES & INFRASTRUCTURE

	IN PLACE	COMMITTED	NOT COMMITTED	NOT REQ'D*	STATUS UNKNOWN
SEWER	1	2	3	4	5
WATER	1	2	3	4	5
ROAD ACCESS	1	2	3	4	5
OTHER (SPECIFY)					

ENVIRONMENTAL POLICY/ORDINANCE RESTRICTIONS

TEMPORARY MORATORIA BY TYPE	BLANKET RESTRICTIONS	SITE RESTRICTIONS (PUD)
		SLOPE
		FLOOD
		GEOL.
		OTHER HAZARD
CALENDAR YEARS OF MORATORIA	9	NO RESTRICTIONS IDENTIFIED

Development Status

ADMINISTRATIVE STATUS

GEN. PLAN	ZONING APPV	PROJECT APPV	PERMIT GRANTED	UNDER CONSTR.

EXPECTED TIMING OF DEVELOPMENT

	1980-85	1985-90	AFTER 1990
CHECK ONE	1	2	3

UNAVAILABLE OPEN LAND*

PUBLIC OPEN SPACE

AGENCY	CODE	STATUS	CODE

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE USE	HOLDING ZONES CODE
	TYPE
	OTHER TYPE
	CODE

1975-1980 DEVELOPMENT

	CODES	COMMENTS
RESIDENTIAL	RES 1	
BASIC	BASIC 2	
LOCAL SERVICE	LS 3	
MIXED USE	M&D 4	
STREETS & HWYS	SH 5	

MIXED USE CODES

FOR PRIMARY, SECONDARY, TERTIARY:

RESIDENTIAL	1
BASIC	2
LOCAL SERVICE	3
NONE	0

GENERAL COMMENTS

NAME OF DEVELOPMENT OR TRACT

IS ACREAGE PART OR ALL OF THIS DEVELOPMENT PROJECT OR TRACT?

ALL
PART

CODES FOR RESIDENTIAL TENURE

	CODE
OWNED OCCUPIED	O 1
RENTAL	R 2
ASSISTED OWNER O	A/O 3
ASSISTED RENTAL	A/R 4
NO INFO AVAILABLE	NA 5

DEVELOPMENT OPPORTUNITIES / PLANNED USE CODE (UNDEVELOPED LAND AS OF 1980)

	CODES	COMMENTS
RESIDENTIAL	RES 1	
BASIC	BASIC 2	
LOCAL SERVICE	LS 3	
MIXED USE	M&D 4	
STREETS & HWYS	SH 5	
UNAVAILABLE OPEN LAND	6	

CODES FOR UNAVAILABLE OPEN LAND (NO CURRENT DEVELOPMENT POTENTIAL)

PUBLIC OPEN SPACE

NAME OF AGENCY	CLASSIFICATION	CODE
	FEDERAL	FED 1
	STATE	STATE 2
	COUNTY	COUNTY 3
	CITY	CITY 4
	SPECIAL DISTRICT	S DIST 5
TRACT NAME	ACTION DATE	STATUS
		PUBLICLY OWNED PUBLIC 1
		PURCHASE COMMITTED PURCH 2
		DESIGNATED SURPLUS SURPL 3
		RIGHT OF WAY R OF W 4

PRIVATE OPEN SPACE

PRIVATE OPEN USES	HOLDING ZONES
RECREATION REC 6	OPEN SPACE ZONING OSZ 5
INDUSTRIAL BUFFER IND BUF 7	EXTENSIVE INDUSTRIAL ZONING IZ 6
AGRICULTURAL PRESERVE AG PRES 8	AGRICULTURAL ZONING AZ 7
OTHER (SPECIFY) 9	LARGE LOT RESID. ZONING/ LOT SIZE IN ACRES RZ 8
	OTHER OPEN USES OO 9

COMMENTS ON LAND USE SHIFT/REDEVELOPMENT POTENTIAL

COMMENTS ON DEVELOPMENT CONSTRAINTS

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